



**GRAVES
SON &
PILCHER**

To Let



Class E unit with basement storage available To Let

12 St Georges Road
Kemptown, Brighton, BN2 1EB

**Class E Retail / Leisure, Office,
Retail**

TO LET

523 sq ft
(48.59 sq m)

- New Lease terms available
- Shell and core condition ready for tenants to fit out
- Suitable for a range of different commercial uses, subject to the Landlords prior approval and any necessary planning consents required
- No cafe / restaurant uses

12 St Georges Road, Kempdown, Brighton, BN2 1EB

Summary

Available Size	523 sq ft
Rent	£15,000 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A great opportunity for new and established businesses to be based in the heart of Kempdown, close by to the popular Brighton seafront promenade. The unit is open plan in nature, with access to a communal WC to the rear and benefit from private basement stores. The unit has been finished to a ‘shell and core’ condition ready for the tenants fit out.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 12 - Ground Floor	307	28.52
Unit 12 - Basement	216	20.07
Total	523	48.59

Location

The unit is positioned in a prominent location in the heart of Kemp Town along St Georges Road, where many other quirky independent retailers, office occupiers, cafes, restaurants, and bars can be found. Royal Sussex County Hospital and Brighton College are located to the North, while Brighton seafront is within walking distance to the South.

Tenure

The unit is available by way of new Effective Full Repairing and Insuring lease, with terms to be negotiated and agreed.

Service Charge

Please note that tenants will be liable to contribute towards the annual communal service charge budget, forecast figures to be provided shortly.

VAT

Please note that VAT may be charged on the quoting terms.

Business Rates

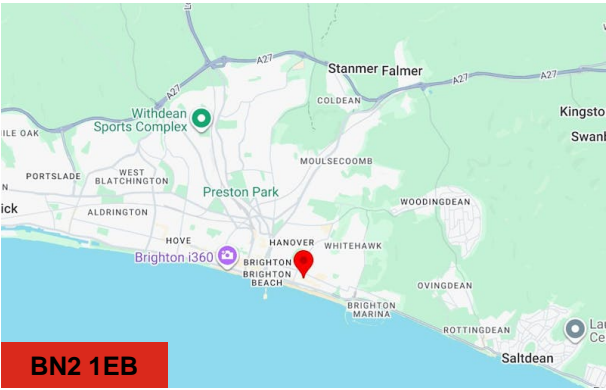
Tenant to get property re rated by the local rates department once fit out works are complete.

Rent

Unit 12 £15,000 per annum exclusive

Agents Note

Please note that no cafe / restaurant uses will be accepted.



Viewing & Further Information



James Haywood
01273 321 123
jhb@gsp.uk.com



Erin Mann
01273 321 123
em@gsp.uk.com



Chelsea Adams
01273 267 226
CA@gsp.uk.com