



RETAIL / RETAIL - IN TOWN TO LET

TRAfalgar Street

Brighton, BN1 4EB

CONFIDENTIALLY AVAILABLE- RETAIL UNIT TO
LET IN TRAFALGAR STREET BRIGHTON

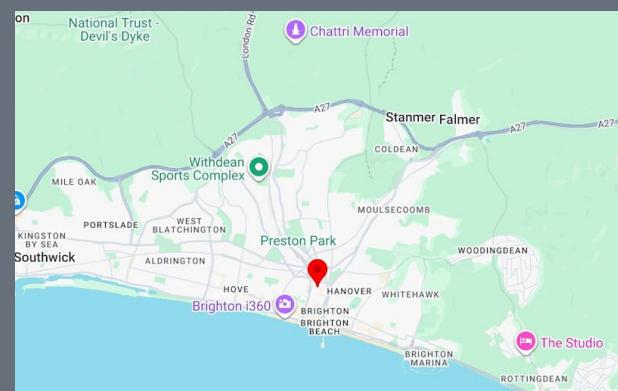
1,181 SQ FT

Eightfold
property

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Summary

Available Size	1,181 sq ft
Passing Rent	£32,500 per annum
Premium	£10,000
Rates Payable	£14,595.75 per annum 2023 Valuation
Rateable Value	£29,250
Service Charge	£1,400 per annum paid quarterly in advance.
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. The incoming party will be required to make a contribution of £3000 plus VAT towards the assignor & the landlords legal costs. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	C (57)



Description

A well presented & attractive retail unit comprising additional storage/ ancillary space at 1st floor & basement. The Business in place currently offers hair, beauty & well being treatments.

Location

The subject property is situated on Trafalgar Street, Brighton in the popular North Laine close to Brighton Station. Nearby occupiers include Sirene and Mange Tout, The Lord Nelson, Real Patisserie, To Be Worn Again & Trading Post.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	669	62.15
Basement	131	12.17
1st	351	32.61
Total	1,151	106.93



Terms

The property is available to let by way of assignment of the existing lease for a term expiring 24th December 2027 at rental of £32,500 with an annual service charge currently of £1400. The landlord has said they would consider granting a new lease subject to a surrender of the existing lease, this may well be at a higher rental than the existing rent.

Premium

Our client is looking for a premium of £25,000 for the lease business & fixtures & fittings but may alternatively consider just a sale of the lease for £10,000

Situation

Due to the existing business still trading this listing is confidential. As such viewings will need to be conducted in either in the evening after 7pm or in the morning before 8am. Please call to discuss further.

AML

AML searches will be required to be carried out on applicants & charged at £50 plus VAT per person.

Get in touch

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Eightfold Property

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