



## **Prime Retail Unit to Let**

**27 Dukes Lane**  
**Brighton, BN1 1BG**

**Retail**

**TO LET**

**748 sq ft**  
**(69.49 sq m)**

- Busy central thoroughfare
- Well presented premises
- Glass frontage
- Open plan ground floor sales area
- Lower ground floor fitting rooms
- Spot and track lighting

# 27 Dukes Lane, Brighton, BN1 1BG

## Summary

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Available Size | 748 sq ft                                                                                                         |
| Rent           | £25,000 per annum Premium is required and Price is Available on Application for the leasehold interest & goodwill |
| Rateable Value | £21,250                                                                                                           |
| Legal Fees     | Each party to bear their own costs                                                                                |
| EPC Rating     | Upon enquiry                                                                                                      |

## Description

An opportunity to occupy this well presented premises which would suit a variety of commercial users. The accommodation is configured as open plan ground floor sales area with open plan lower ground floor with fitting rooms and benefits from glass frontage, spot and track lighting.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         |
|--------------|------------|--------------|
| Ground       | 433        | 40.23        |
| Lower Ground | 315        | 29.26        |
| <b>Total</b> | <b>748</b> | <b>69.49</b> |

## Location

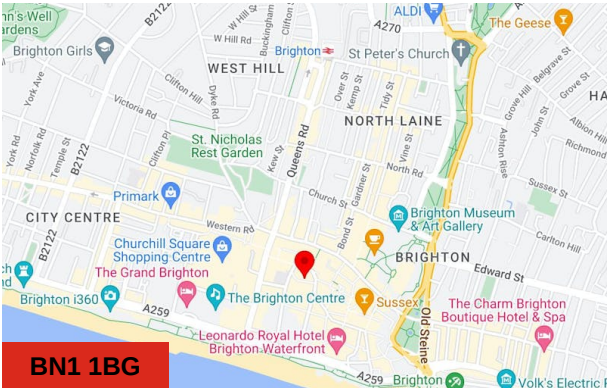
Situated in the heart of central Brighton, close to The Lanes and within walking distance of Brighton seafront. The area receives a high amount of footfall and is regarded as one of Brighton’s busiest thoroughfares. Occupiers close by include The Ivy In The Lanes, Ivy Asia, Pizza Pilgrims, Fred Perry, Ted Baker and ASK Italian.

## Terms

The premises are held on a full repairing and insuring lease for a term of 10 years from 24 June 2019 at a current passing rent of £25,000 per annum exclusive with rent reviews on the 5th anniversary. The premises may be elected for VAT and therefore VAT may be payable on terms quoted.

## Premium

Premium is required at £10,000 for the leasehold interest & goodwill.



## Viewing & Further Information



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