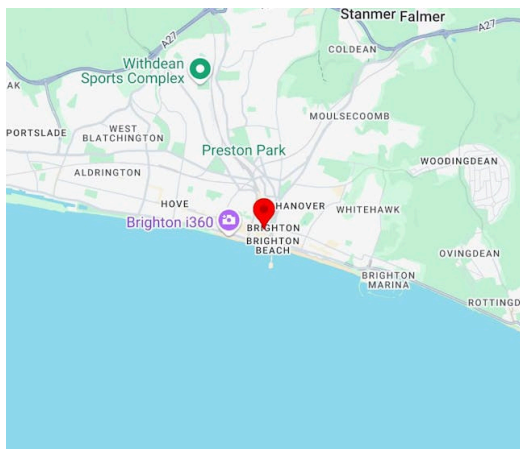


Lower Ground Store, Princes House, Brighton, BN1 1EA

Industrial, Light Industrial, Warehouse To Let | £10,000 per annum Inclusive of service charge and exclusive of rates, VAT and all other outgoings. | 685 sq ft

CENTRAL BRIGHTON STORAGE SPACE AVAILABLE TO LET



Description

A well presented basement storage unit available to let. The building benefits from a passenger lift and stairwell down to the space.

Location

The property is situated on the northern side of North Street, on the corner of the junction intersecting Princess Place. Churchill Square is located to the west with Brighton station to the northwest and the seafront to the south. Nearby occupiers include B&Q Local, TK Maxx, The Fudge Patch, Watches of Switzerland in addition to a range of local and national occupiers.

Accommodation

Name	sq ft	sq m
Lower Ground	685	63.64
Total	685	63.64

Terms

Available to let by way of a new effective full repairing and insuring lease for a minimum 3-year term. Subject to status, a rental deposit will be required.

AML

AML documents will be required from relevant parties. a charge will be payable per person where searches are carried out at the cost of £50 per person.



Summary

- Rent: £10,000 per annum Inclusive of service charge and exclusive of rates, VAT and all other outgoings.
- Business rates: To be assessed. We anticipate the business rates will fall under the 100% rate relief threshold.
- Service charge: n/a
- VAT: To be confirmed
- Legal fees: The incoming tenant to make a contribution of £1,000 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to the release of papers.
- EPC: C (56)
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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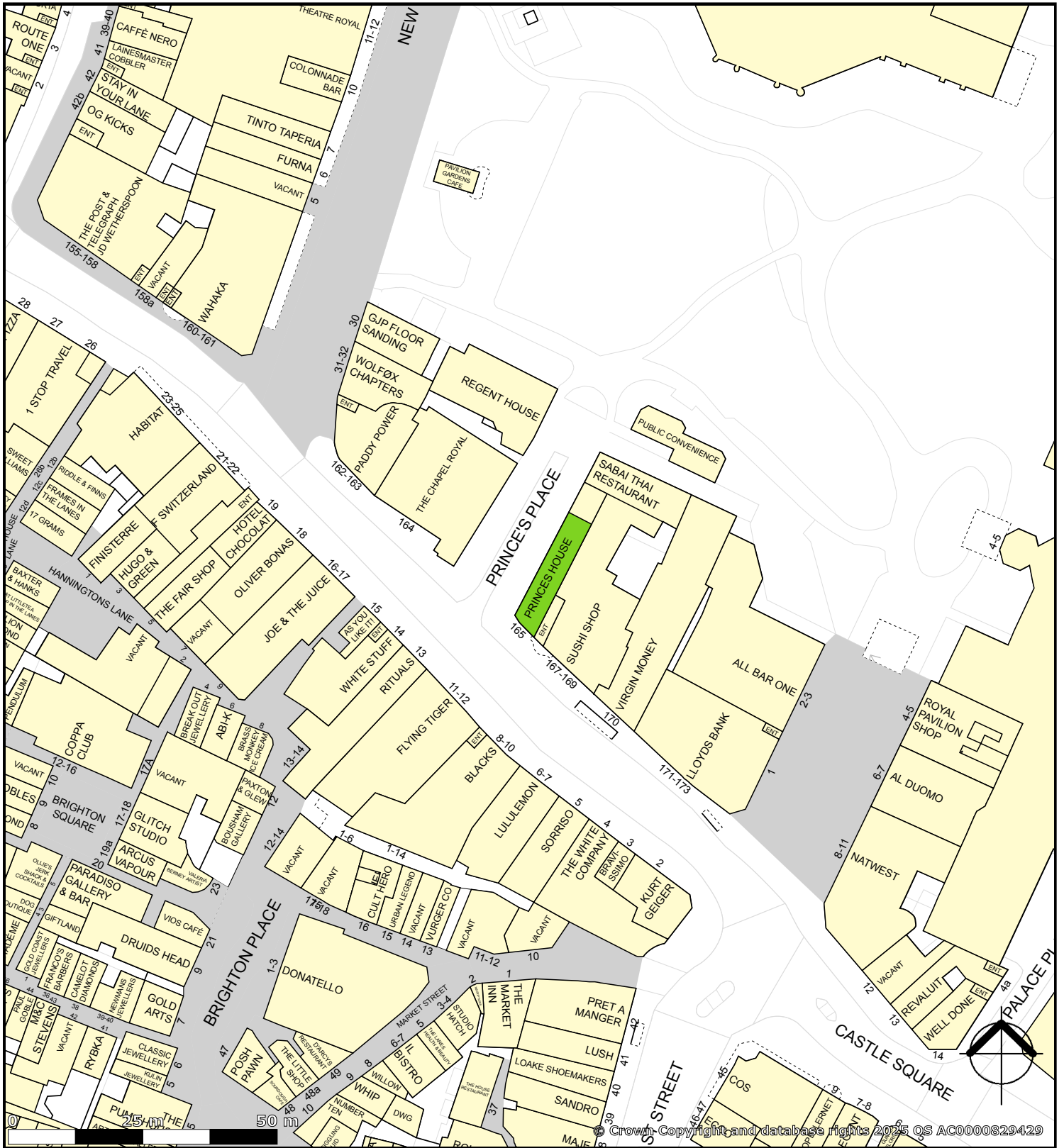


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Princes House



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