

55 EAST STREET BRIGHTON

BN1 1HN

bf.

brasierfreeth.com

THE HOUSE RESTAURANT

Prime Shop - To Let

55 EAST STREET BRIGHTON

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Retail Opportunity

TO LET

LOCATION

The subject property is situated in a 100% prime pitch within Brighton's luxury & fashion quarter near to where East Street meets North Street. The shop is adjacent to Castle Fine Art, with other retailers in the parade including Hobbs, BOSS, Cos, Russell & Bromley, Molton Brown, L'Occitane, Jo Malone and All Saints.

DESCRIPTION

The shop benefits from double frontage and provides open plan sales at ground & lower ground levels. The lower ground floor additionally provides substantial ancillary / storage space.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Internal Width	7.84 m	25 ft 9 ins
Internal Depth	27.14 m	89 ft 1 in
Floor	Sq.m	Sq.ft
Ground Floor Sales	175.12	1,885
Lower Ground Floor Sales	130.71	1,407
Ancillary	70.51	759



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TERMS

A new full repairing and insuring lease subject to vacant possession.

RENT

£135,000 per annum exclusive.

EPC

Further details available upon request.

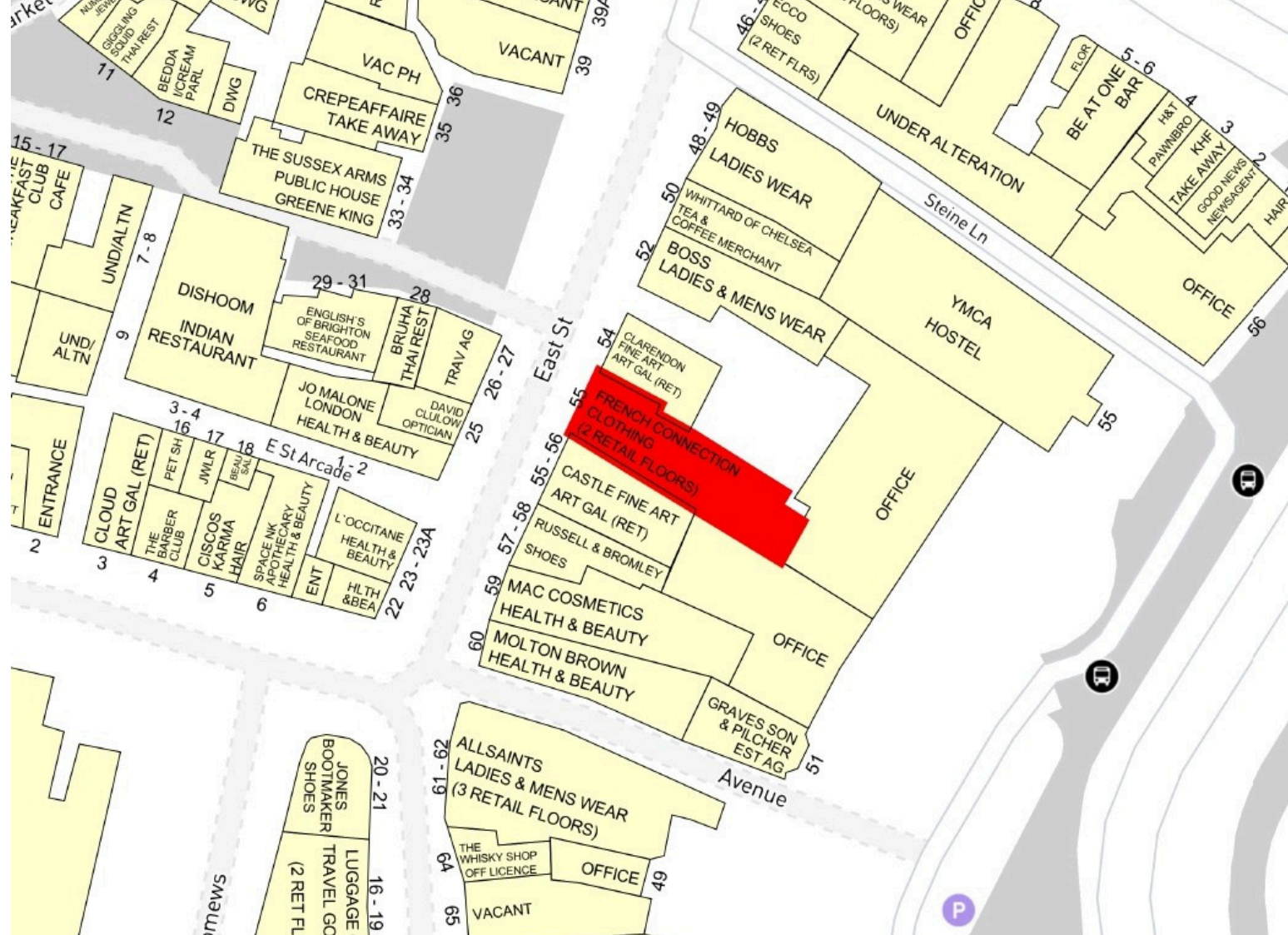
BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £125,000

For rates payable please refer to the Local Charging Authority, Brighton & Hove Council - 01273 291981.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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