

TO LET

**PROMINENT GROUND FLOOR CLASS E BUSINESS UNIT
SUITABLE FOR A VARIETY OF USES (STPC)
29.63 SQ M (319 SQ FT)**

35 South Road, Preston Park, Brighton, BN1 6SB



Summary

Available Size	319 sq ft
Rent	£10,000 per annum exclusive
Business Rates	Rateable Value of £5,100 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to a tenant's status
EPC Rating	C (54)

Location

The property is situated in a prominent location on South Road, linking Dyke Road and Preston Road (A23) with a high volume of daily traffic. The property is within walking distance of Preston Park railway station and provides easy access to the city centre.

Description

Modern ground floor lock up with return frontage, comprising two rooms. The premises are fitted out to a high standard with double glazing, entry phone system, suspended ceiling, roller security system including full alarm, laminate flooring with underfloor heating and a WC.

Externally the shop has a large walk in storage area and a small forecourt area.

N.B. The adjacent advertising hoardings are available if required at an additional £2,600 per annum each.

Specification

- Entry phone system
- Suspended ceiling
- Roller security system and alarm
- Underfloor heating
- Laminate flooring
- WC
- Kitchenette

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Main Office	180	16.72
Second Office	139	12.91
Total	319	29.63

Lease

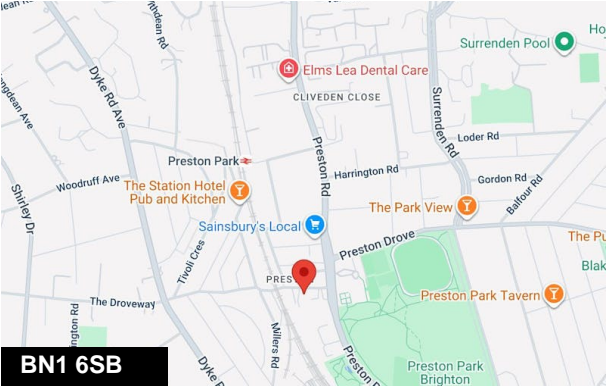
The premises are available by way of a new 10 year full repairing and insuring lease.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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