



RETAIL TO LET

## 42 VINE STREET

Brighton, BN1 4AG

FORMER CITY CENTRE BUS DEPOT WITH CLASS E  
USE TO LET IN NORTH LAINE BRIGHTON

4,068 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)



# Summary

Available Size	4,068 sq ft
Rent	£45,000 per annum Exclusive of rates, VAT, service charge & all other outgoings
Rates Payable	£15,718.50 per annum
Rateable Value	£31,500
Service Charge	A service charge will be payable for the shared costs of the building & this will also include water & electric to the demise based on a fair proportion of floor area.
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior to release of papers
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - RETAIL/ WAREHOUSE SPACE	4,068	377.93
Total	4,068	377.93

## Description

A superb character property that could be suitable for a variety of uses such as Gym, Tap Room, Restaurant, Offices, Retail or a variety of other uses subject to required consents. The property was formerly a bus depot, car park & more recently used for retail for clothing & an emporium. Accessed via large folding doors you enter a L shaped building with high ceilings & a pitched glass roof. With a natural industrial look the property has a number of great character features already in place.

## Location

Situated on Vine Street which runs between North Road & Gloucester Road in Brighton's popular North Laine. The building adjoins Bill's Restaurant & is also close to other multiple operators such as Rudy's, 5 Guys, & Pizza Express in addition to a variety of brilliant independent retailers that give it its independent appeal.

## Terms

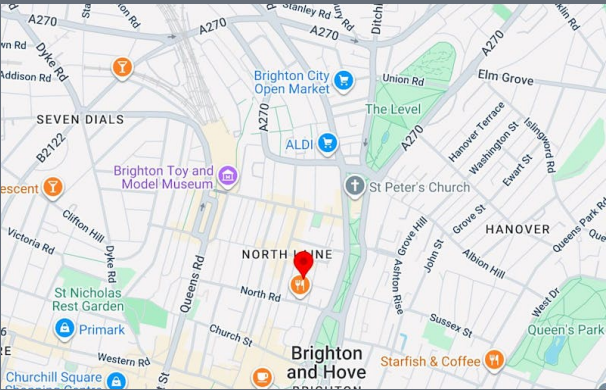
Available by way of a new full repairing & insuring lease for a term of 10 years. The lease will be outside of the landlord & tenant act.

## Incentives

A rent free period will be available to suitable applicants in recognition of proposed works.

## AML

The normal AML documentation will be required for sole traders , partnerships & directors or shareholders with at least a 25% holding in taking a lease of a property. A charge of £50 per person will be payable where searches are required.



## Get in touch

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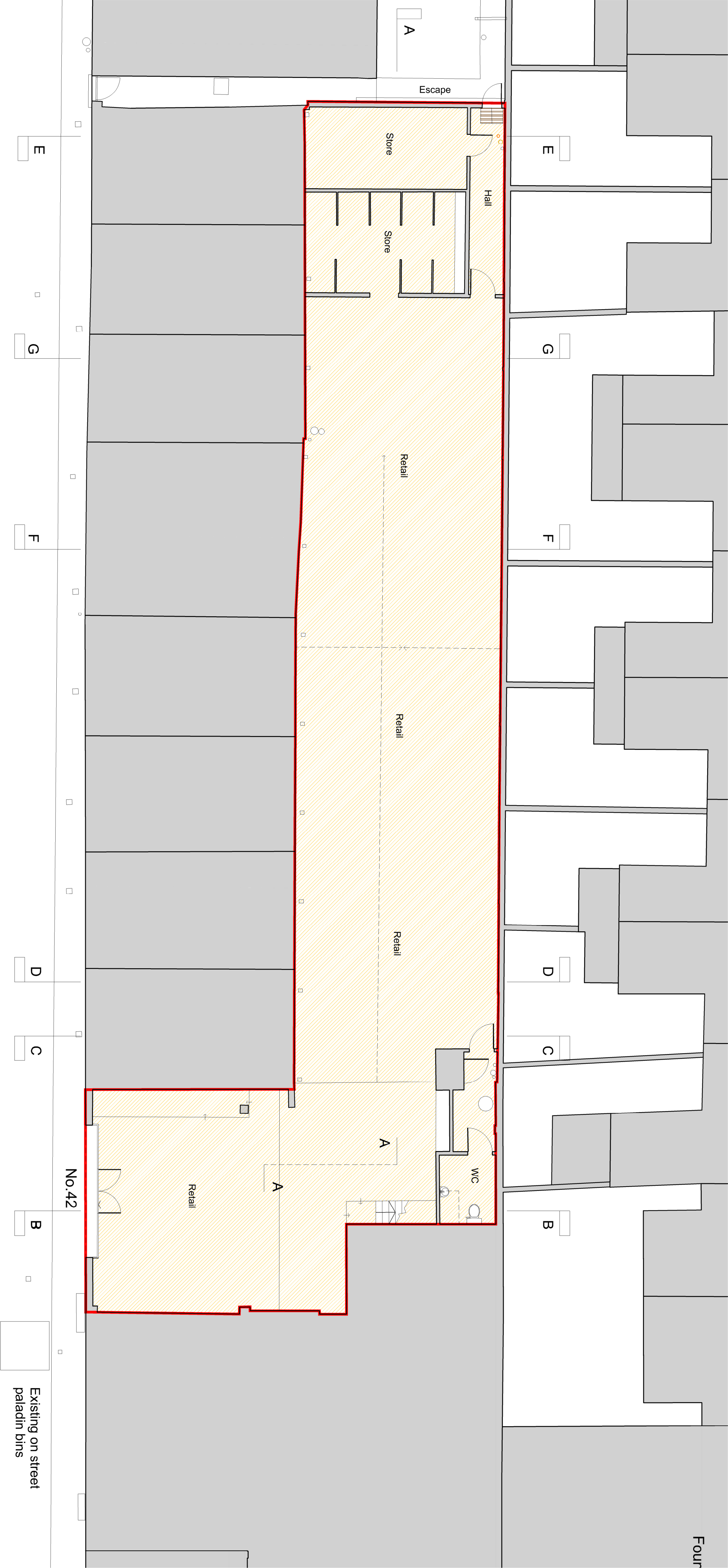
### Eightfold Property

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Existing on street  
paladin bins

Planning issue

rev.	date		

These drawings should be approved by local authority.  
No alterations to be made from this drawing. All dimensions to be checked on site. This drawing is copyright and should not be reproduced without the permission of the architect.  
Client Mr John Blake

project 42 Vine Street  
Brighton

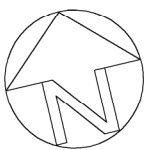
drawing Existing Ground Floor Plan

scale 1:100@A2	date August 2017
drawn	

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Existing ground floor plan Scale 1:100 @A2



TA 1069 /10

42 Vine Street, Brighton, BN1



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