



46-47 East Street

Brighton, BN1 1HN

TO LET -Prime Location
Retail Premises
Rental £85,000 PA

1,439 sq ft
(133.69 sq m)

- City Centre Position
- New Lease

46-47 East Street, Brighton, BN1 1HN

Summary

Available Size	1,439 sq ft
Rent	£7,083.33 per month
Business Rates	To be reassessed
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Ground floor and lower ground floor retail unit, with excellent window display frontage in the centre of Brighton, would suit various uses (STPC).

Location

The property is located in a prime location on East Street the aspirational fashion pitch in the heart of Brighton City Centre. Nearby retailers include Cos, Hugo Boss, Hobbs, Pret and The White Company & Castle Fine Art.

Accommodation

The accommodation comprises the following areas:

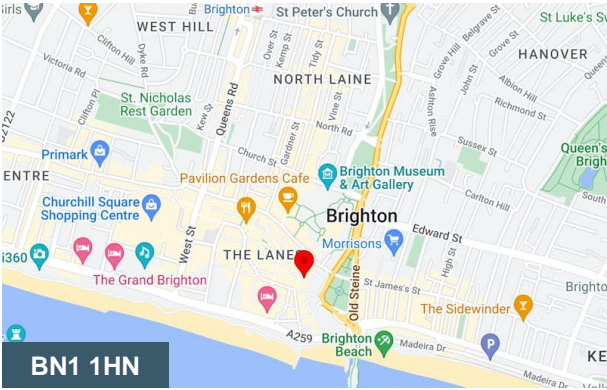
Name	sq ft	sq m
Ground - GF Retail	704	65.40
Basement - Basement Store	735	68.28
Total	1,439	133.68

Viewings

For further information or to arrange a viewing please contact the Landlords Agent - Newland Property

Terms

Available on a new FRI lease with terms to be agreed and asking rental of £85,000 per annum exclusive.



Viewing & Further Information



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