



**36 Duke Street**  
Brighton, BN1 1AG

**TO LET - City Centre Retail  
Unit  
Rental £32,500 PAX**

**421 sq ft**  
(39.11 sq m)

- New Sub-Lease
- No Premium
- Available Now

# 36 Duke Street, Brighton, BN1 1AG

## Summary

Available Size	421 sq ft
Rent	£2,708.33 per month
Rates Payable	£12,928 per annum
Rateable Value	£25,250
Service Charge	£2,500 per annum Service Charge includes buildings insurance.
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (88)

## Description

Well presented ground floor retail space, which would suit various uses (STPC) the property has excellent frontage / window display area.

## Location

The property is located in Duke Street within the the centre of Brighton, the area has a high level of footfall and passing trade, offering an excellent pitch for any occupier. Nearby occupiers include 7Bone, Nando's, Rush Hair Salon, Woodies, The Ivy & Ivy Asia, Churchill Square shopping centre is also a short walk away.

## Accommodation

The accommodation comprises the following areas:

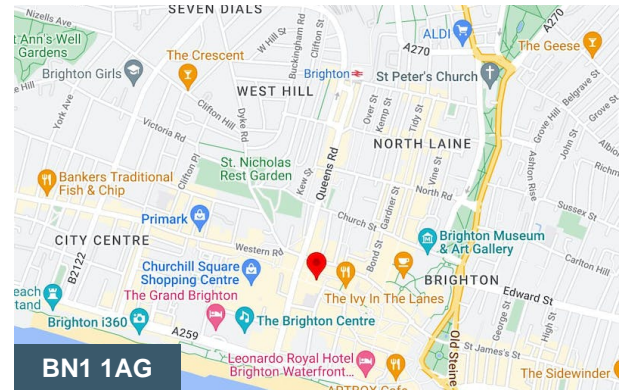
Name	sq ft	sq m
Ground	421	39.11
<b>Total</b>	<b>421</b>	<b>39.11</b>

## Viewings

Viewings can be arranged via Sole Agents - Newlands Property

## Terms

Available on a new sub-lease (up to 8 years), with asking rental of £32,500 per annum exclusive. Service charge contribution of £2,500pa to include buildings insurance.



## Viewing & Further Information



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