



**14 Duke Street**  
Brighton, BN1 1AH

**TO LET - Prime Retail /  
Restaurant Building  
Starting Rental £40,000 PA**

**1,088 sq ft**  
(101.08 sq m)

- Prime Position
- New Lease
- No Premium
- Premises Licence in place

# 14 Duke Street, Brighton, BN1 1AH

## Summary

Available Size	1,088 sq ft
Rent	£3,333.33 per month
Rates Payable	£20,352 per annum
Rateable Value	£39,750
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	Upon Enquiry

## Description

An impressive 4 storey terraced building, ground floor open plan space, 1st floor level open plan with a bay window overlooking the street scene below, as well as a rear office/ storage area. There is also a decked partially covered roof terrace at the rear. On the 2nd floor (previously fitted kitchen) this is now open plan for further retail/ office space, whilst at basement level there is further storage as well as WC's.

## Location

The property is situated on the southern side of the pedestrianised Duke Street in Brighton City Centre a few minutes walk from The Famous Lanes, Brighton Seafront, The North Laine & Brighton Mainline Railway Station. Nearby occupiers include multiples such as The Ivy, Heals, Nando's & Montezuma's Chocolate, as well great independent restaurants & retailers such as Cafe Coho, Trading Post, Peggs & Son, Profile & Woodies.

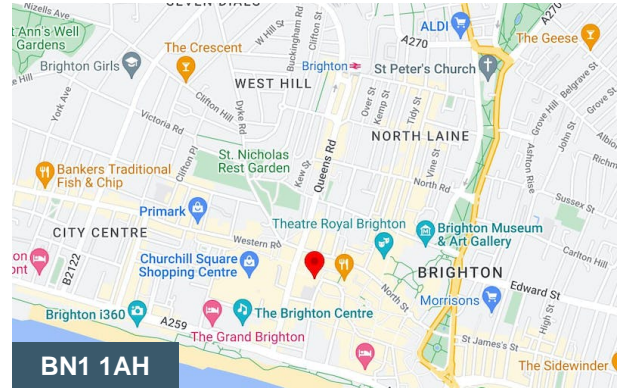
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	85	7.90	Available
Ground	479	44.50	Available
1st	287	26.66	Available
2nd	237	22.02	Available
<b>Total</b>	<b>1,088</b>	<b>101.08</b>	

## Terms

Available by way of a new full repairing & insuring lease for a term certain of 5 years at a starting rent of £40,000 per annum exclusive. Subject to status a rent deposit will be required that will range between 3 & 6 months rent subject to status & covenant strength.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com