



8 Bristol Road
Brighton, BN2 1AP

**TO LET - Retail / Office
Space
Rental £16,000 PA**

642.37 sq ft
(59.68 sq m)

- New Lease
- Available Now
- Excellent Starter Unit

8 Bristol Road, Brighton, BN2 1AP

Summary

Available Size	642.37 sq ft
Rent	£1,333.33 per month
Rates Payable	£4,141.70 per annum Unit should be eligible for rates relief, please check with local council
Rateable Value	£8,300
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

The property comprises of a an open plan ground floor retail/ office space with good window frontage, along with shared access to a secure lower ground floor storage/ kitchenette area.

The space would suit various occupiers, within the class E user class a great starter unit for a new or expanding business.

Location

The property is located within a small parade on Bristol Road, just off of St Georges Road, in the heart of Kemptown, Brighton the area has excellent passing trade and high level of footfall with a number of other local businesses within the area.

Accommodation

The accommodation comprises the following areas:

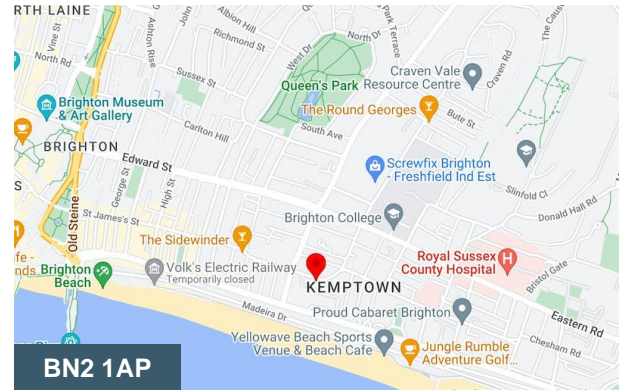
Name	sq ft	sq m
Lower Ground	259.85	24.14
Ground	382.52	35.54
Total	642.37	59.68

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £16,000 per annum exclusive.



Viewing & Further Information



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