



**81 London Road**  
Brighton, BN1 4JF

**TO LET - Retail Unit**  
**Rental £15,000 PAX**

**322 sq ft**  
(29.91 sq m)

- Available on New Lease
- Great Position
- Excellent Starter Unit

# 81 London Road, Brighton, BN1 4JF

## Summary

<b>Available Size</b>	322 sq ft
<b>Rent</b>	£1,250 per month
<b>Rates Payable</b>	£4,291.40 per annum Unit should be eligible for rates relief, please speak with council to confirm.
<b>Rateable Value</b>	£8,600
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (85)

## Description

The property comprises of a lock-up ground floor retail unit which would suit various uses (STPC) a great starter unit for a new or expanding business.

## Location

The property is located on the East side of London Road, within a busy area of the town with a lot of footfall and passing trade, with parking directly outside the property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	322	29.91
<b>Total</b>	<b>322</b>	<b>29.91</b>

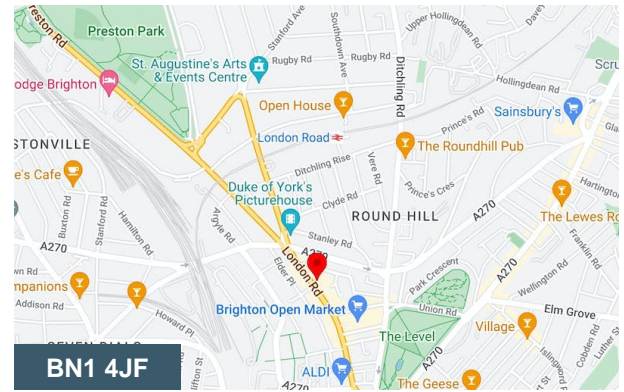
## Viewings

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 and asking rental of £15,000 per annum exclusive.

\*Disclaimer\* In accordance with the estate agency act 1979 we advise that the owner of this property has a connection with Newlands Property, for more information please contact our agency.



## Viewing & Further Information



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