



27 Gloucester Road
Brighton, BN1 4AQ

**TO LET - North Laine Retail
Premises
Rental £22,500 PAX**

358 sq ft
(33.26 sq m)

- New Lease
- No Premium
- Great Frontage

27 Gloucester Road, Brighton, BN1 4AQ

Summary

Available Size	358 sq ft
Rates Payable	£6,112.75 per annum Unit should be eligible for small business rate relief, please check with council
Rateable Value	£12,250
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable. We are advised that VAT is not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (88)

Description

The property is arranged as an open plan retail space, with W.C to the rear of the unit with excellent ceiling height, presented in very good condition throughout, with the added benefit of basement storage space.

It would suit a variety of businesses (STPC) excellent starter unit for a new or expanding business.

Location

The property is located on the South side of Gloucester Road, just off of Kensington Gardens within the North Laine area of Brighton. A popular tourist hotspot with very high level of footfall and passing trade. Brighton railway station is also a short walk from the property.

Accommodation

The accommodation comprises the following areas:

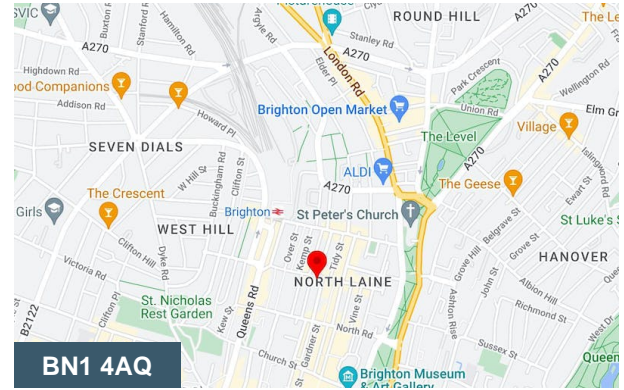
Name	sq ft	sq m
Basement - Basement Storage	150	13.94
Ground	358	33.26
Total	508	47.20

Viewings

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

Terms

The property is available on a new FRI Lease with terms to be agreed, asking rental of £22,500 per annum exclusive.



Viewing & Further Information



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