



39 Gardner Street

Brighton, BN1 1UN

**TO LET - Prime North Laine
Retail Unit
Rental £40,000 PAX**

744 sq ft
(69.12 sq m)

- North Laine Position
- High Footfall
- Very Popular Area

39 Gardner Street, Brighton, BN1 1UN

Summary

Available Size	744 sq ft
Rent	£3,333.33 per month
Rates Payable	£14,595.75 per annum
Rateable Value	£29,250
Service Charge	Ad-hoc service charge split 50/50 between maisonette above.
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 an open ground floor retail space, with basement storage area having been fully refitted a few years ago with new shopfront the property is in excellent condition throughout.

Location

The property is located in Gardner Street in the centre of the North Laine area of Brighton which is one of the busiest areas for footfall offering excellent passing trade, just off North Road and Queens Road which leads up to Brighton Station and down to Churchill square shopping centre and the seafront.

Accommodation

The accommodation comprises the following areas:

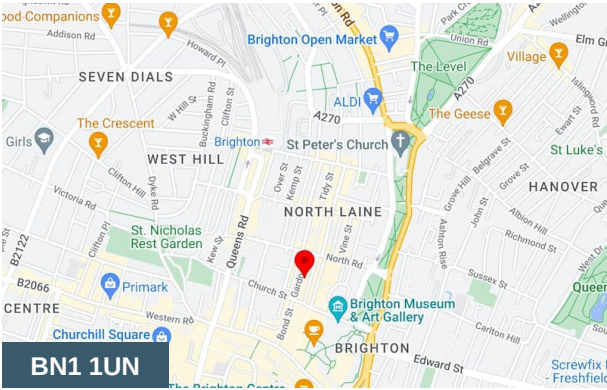
Name	sq ft	sq m
Ground	446	41.43
Basement	298	27.69
Total	744	69.12

Viewings

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

Terms

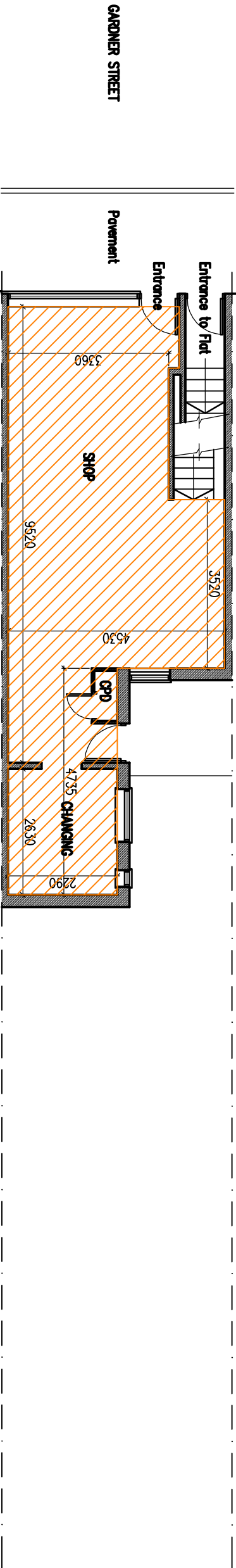
The property is available on a new FRI lease with terms to be agreed and asking rental of £40,000 per annum exclusive. **No Premium Required**.



Viewing & Further Information

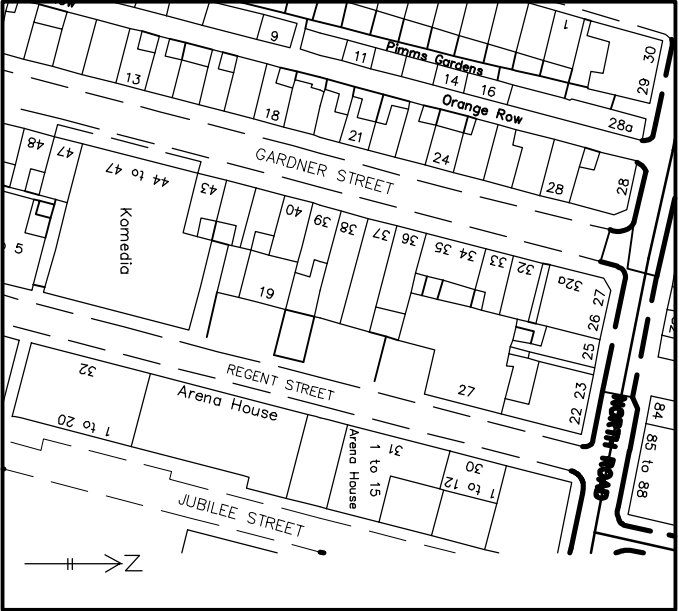


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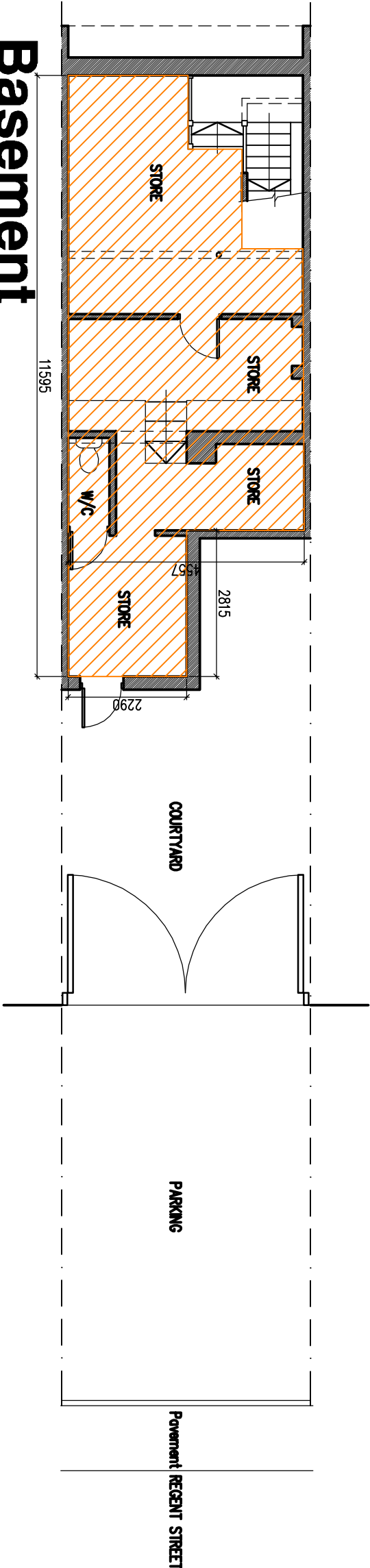


Ground Floor

Hatched area – 41m2



Location Plan 1:1250



Basement

Hatched area – 41m2

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RICS

Project:
Yoma
39 Gardner Street
Brighton

Title:
**Lease Plan of Shop
& Basement**

Client:

Scale:
1:100

Date:
12.12.07

Drawn:
Ben

Dwg. No. **2572-01**

Rev'n