



3 St. Georges Road

Brighton, BN2 1EB

TO LET - Ground Floor Shop
Rental £15,000 Per Annum

326 sq ft
(30.29 sq m)

- Great Starter Unit
- New Lease
- No Business Rates**

3 St. Georges Road, Brighton, BN2 1EB

Summary

Available Size	326 sq ft
Rent	£1,250.00 per month
Rates Payable	£3,742.50 per annum If this is your only premises there should be no rates payable. Interested parties should confirm with B&H council.
Rateable Value	£7,500
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	C (56)

Description

The property is arranged as an open plan retail/ office space with kitchenette and small rear yard space. The property would suit various uses (STPC) and would make a great starter unit for a new or expanding business.

Location

The property is located on St Georges Road in the popular Kemp Town area of Brighton, just east of Old Steine, located on the north side of St George's Road. The area is a vibrant mix of businesses with uses including offices, bars, restaurants and cafés.

Accommodation

The accommodation comprises the following areas:

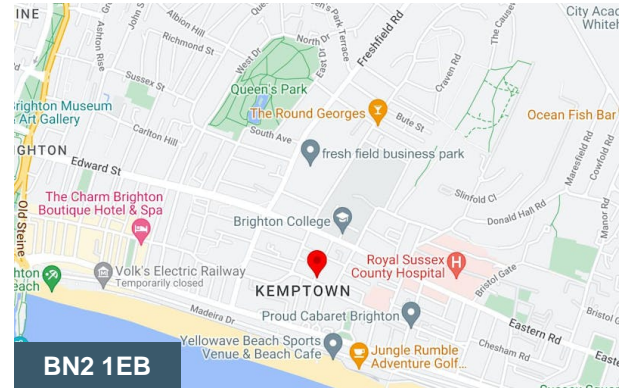
Name	sq ft	sq m
Ground	326	30.29
Outdoor - Rear Yard	129	11.98
Total	455	42.27

Viewings

Viewing can be arranged via the Landlords 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.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com