



## 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

<b>Available Size</b>	326 sq ft
<b>Rent</b>	£1,250.00 per month
<b>Rates Payable</b>	£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.
<b>Rateable Value</b>	£7,500
<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>	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:

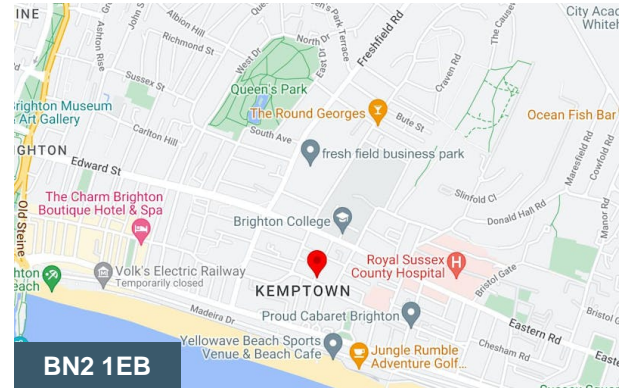
Name	sq ft	sq m
Ground	326	30.29
Outdoor - Rear Yard	129	11.98
<b>Total</b>	<b>455</b>	<b>42.27</b>

## 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