



77B London Road

Brighton, BN1 4JF

**TO LET - GF Retail / Office
Unit
Rental £13,000 PAX**

323 sq ft
(30.01 sq m)

- New Retail Space
- New Lease
- Great Starter Unit

77B London Road, Brighton, BN1 4JF

Summary

Available Size	323 sq ft
Rent	£1,083.33 per month
Business Rates	To be reassessed
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	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Ground floor open plan retail / office space with W.C / kitchenette at rear of the unit with window display area frontage. Great starter unit for a new or expanding business with great company profile.

Location

Located on London Road just by Preston Circus the unit has a great level of footfall and passing trade as well as a prominent frontage facing London Road with nearby occupiers including Fatto A Mano pizza, Kaspas Desserts, The Worlds End pub, along with a host of other independent traders.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	323	30.01
Total	323	30.01

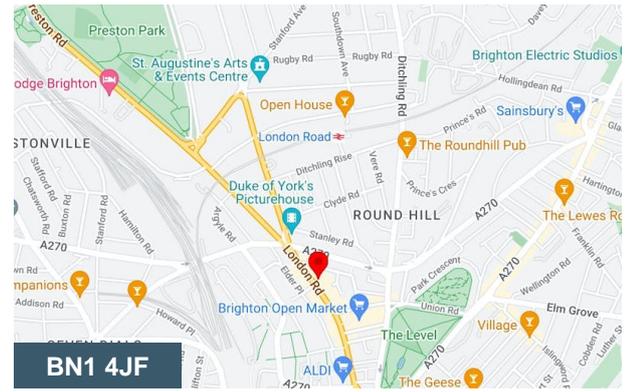
Viewings

Viewings can be arranged via the Landlord Sole Agent - Newlands Property.

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.

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £13,000per annum exclusive.



Viewing & Further Information



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