



61 Old Steine

Brighton, BN1 1EH

TO LET - Retail Unit
Rental £30,000 PAX

1,300 sq ft
(120.77 sq m)

- New Lease
- City Centre Location
- Excellent floor space

61 Old Steine, Brighton, BN1 1EH

Summary

Available Size	1,300 sq ft
Rates Payable	£11,392 per annum Unit may be eligible for small business rate relief, please contact council to confirm
Rateable Value	£22,250
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed. VAT may be applicable, interested parties should confirm.
Legal Fees	Each party to bear their own costs. Each party to pay their own legal fees.
Estate Charge	N/A
EPC Rating	C (52)

Description

The property comprises of ground floor retail space, with lower ground floor retail area offering great open plan space, there is very good ceiling height within the property, along with the benefit of great natural light throughout the property.

The unit would suit various business uses, under the Class E use class.

Location

The property is located on the West side of Old Steine next to the former RBS bank building and adjacent to Brighton Pavilion. There is high level of footfall and passing trade offering great location for a business.

Accommodation

The accommodation comprises the following areas:

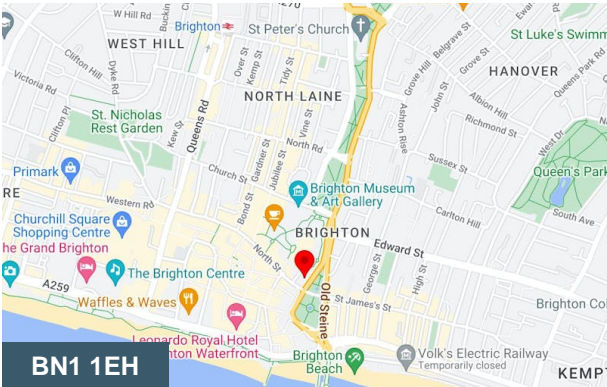
Name	sq ft	sq m
Ground	535	49.70
Lower Ground	765	71.07
Total	1,300	120.77

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 and asking rental of £30,000 PAX



Viewing & Further Information



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