



24 Duke Street Brighton, BN1 1AG

TO LET - City Centre Retail Building Rental £37,500PAX

1,165 sq ft (108.23 sq m)

- Prime Class E Unit
- New Lease
- City Centre Location

24 Duke Street, Brighton, BN1 1AG

Summary

| Available Size | 1,165 sq ft | |
|----------------|------------------------------------|--|
| Rent | £3,125.00 per month | |
| Rates Payable | £14,096.75 per annum | |
| Rateable Value | £28,250 | |
| Service Charge | N/A | |
| Car Parking | N/A | |
| VAT | Not applicable | |
| Legal Fees | Each party to bear their own costs | |
| Estate Charge | N/A | |
| EPC Rating | C (58) | |

Description

The building is arrange over five floors, offering a great company profile, most recently trading as an Italian Cafe the premises offer ground floor retail space, with a rear staircase leading to all other floors. The 1st floor offers additional seating, the 2nd floor has been arranged as a Kitchen & prep area with an internal extraction system, the 3rd floor provides either further retail space or office & storage, with the basement level having WC facilities & a walk in freezer.

Location

Duke Street is in the heart of the city centre of Brighton, located just round the corner from Churchill Square Shopping Centre & The Lanes. Nearby occupiers include Nando's, The Ivy & The Ivy Asia, Browns & Rush Hair.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|----------|-------|--------|
| Basement | 224 | 20.81 |
| Ground | 226 | 21 |
| 1st | 242 | 22.48 |
| 2nd | 256 | 23.78 |
| 3rd | 217 | 20.16 |
| Total | 1,165 | 108.23 |

Viewings

Please contact Landlords Sole Agent - Newlands Property to arrange a viewing.

Terms

The property is available on a new FRI lease with terms to be agreed with asking rental of \$37,500 PAX.







Viewing & Further Information



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