



90 St. James's Street

Brighton, BN2 1TP

**TO LET - GF /LGF Retail
Space
Rental £17,000 PA**

**800 sq ft
(74.32 sq m)**

- New Lease
- Available Now
- High Footfall

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Summary

Available Size	800 sq ft
Rent	£1,416.66 per month
Rates Payable	£5.55 per sq ft Unit should not have any rates to pay (if only premises), please check with council to confirm.
Rateable Value	£8,900
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

Corner position ground floor and lower ground floor retail premises, excellent starter premises would suit various uses (STPC).

Location

The property is located on the south side of St James Street, Brighton just off the seafront in a very busy location with a high level of footfall.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	500	46.45
Ground	300	27.87
Total	800	74.32

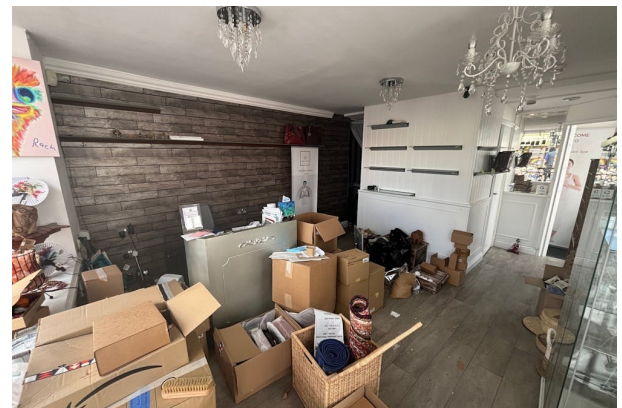
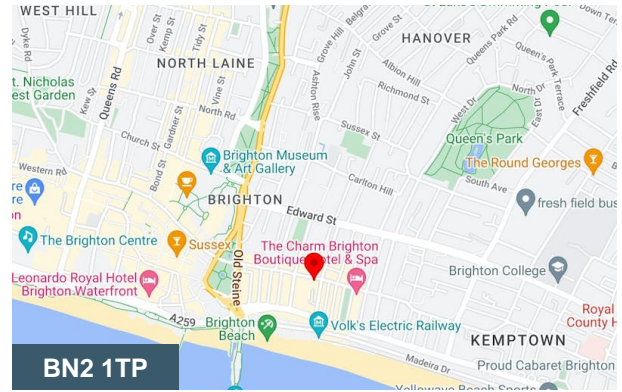
Viewings

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 £17,000 per annum exclusive.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.



Viewing & Further Information



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