



**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

# 90 St. James's Street, Brighton, BN2 1TP

## Summary

<b>Available Size</b>	800 sq ft
<b>Rent</b>	£1,416.66 per month
<b>Rates Payable</b>	£5.55 per sq ft Unit should not have any rates to pay (if only premises), please check with council to confirm.
<b>Rateable Value</b>	£8,900
<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>EPC Rating</b>	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
<b>Total</b>	<b>800</b>	<b>74.32</b>

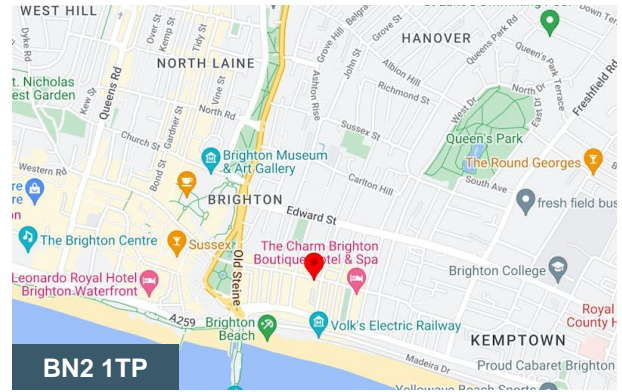
## Viewings

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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