



34A Bath Street

Brighton, BN1 3TB

TO LET - GF E-Business Unit
Rental £15,250 PAX

425 sq ft
(39.48 sq m)

- New Lease
- Great Starter Unit
- Suit various uses (STPC)

34A Bath Street, Brighton, BN1 3TB

Summary

Available Size	425 sq ft
Rent	£1,270.83 per month
Rates Payable	£6,237.50 per annum Unit should be eligible for rates relief, please confirm with local council
Rateable Value	£12,500
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	C (65)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	425	39.48
Total	425	39.48

Description

The unit comprises of an open plan Class E space, suitable for various uses within that user class. Great starter unit for a new or expanding business.

Location

The property is located on Bath Street, Brighton just off of Seven Dials with a good level of footfall and passing trade.

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £15,250 per annum exclusive.

Viewings

Viewings can be arranged via the Landlord Sole Agents - Newlands Property



NEWLANDS
PROPERTY

Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com