



31 Duke Street
Brighton, BN1 1AG

**TO LET - City Centre Retail
Space
Rental £35,000 PAX**

853 sq ft
(79.25 sq m)

- City Centre Position
- New Lease
- No Premium

31 Duke Street, Brighton, BN1 1AG

Summary

Available Size	853 sq ft
Rent	£2,916.66 per month
Business Rates	Upon Enquiry
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	Upon enquiry

Description

The property comprises of an open plan ground floor retail space, with lower ground floor storage area. The unit has a good frontage offering window display area for any retailer. The unit would suit various uses within the Class E use class.

Location

The subject property is located in a desirable position on the North side of Duke Street on the periphery of The Lanes in central Brighton. Brighton Station & the seafront are both a short walk away whilst nearby occupiers include The Ivy, Ivy Asia, Cafe Coho, Honest Burger, Trading Post Coffee, Nando's & Browns.

Accommodation

The accommodation comprises the following areas:

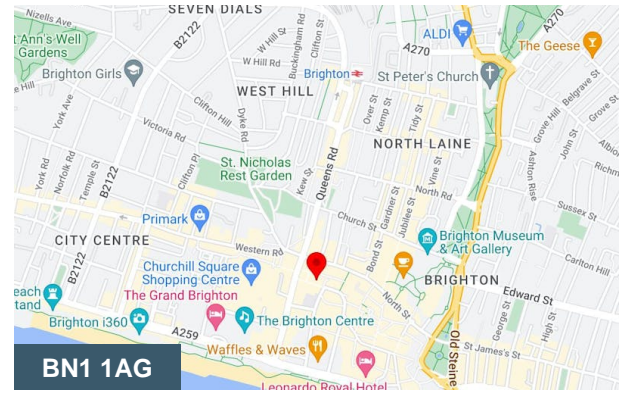
Name	sq ft	sq m
Ground	393	36.51
Basement	460	42.74
Total	853	79.25

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £35,000 PAX



Viewing & Further Information



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