



40 Gardner Street

Brighton, BN1 1UN

TO LET - Prime Retail Space
Rental £48,000 PAX

925 sq ft
(85.94 sq m)

- Prime North Laine Location
- New Lease

40 Gardner Street, Brighton, BN1 1UN

Summary

Available Size	925 sq ft
Rent	£4,000 per month
Rateable Value	£36,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	925	85.94
Total	925	85.94

Description

The property comprises of open plan ground floor retail space with first floor storage area. The property would suit various uses (STPC) and offers a great opportunity for any business looking to locate themselves in the North Laine area of Brighton which is one of the busiest footfall locations in the city.

Location

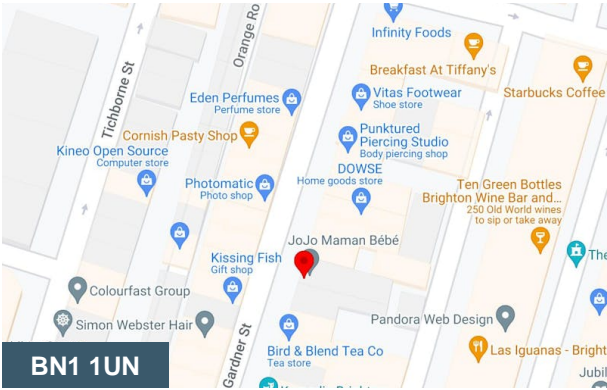
Located on the East side of Gardner Street, Brighton in the heart of the North Laines, the property offers excellent frontage with Brighton Station a short walk to the North from the property and Churchill Square to the South. The North Laines is a very busy part of Brighton city centre and has exceptionally high footfall throughout the day and night with the area pedestrianised at weekends.

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £48,000 per annum exclusive.

Viewings

To arrange a viewing please contact the Landlords Sole Agents - Newlands Property



Viewing & Further Information



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