



**96 North Road**

Brighton, BN1 1YE

**TO LET - Class E Building**  
**Rental £25,000 PAX**

**942 sq ft**  
(87.51 sq m)

- New Lease
- North Laine Location
- Available Now

# 96 North Road, Brighton, BN1 1YE

## Summary

<b>Available Size</b>	942 sq ft
<b>Rent</b>	£2,083.33 per month
<b>Rates Payable</b>	£6,736.50 per annum Rates relief may be available, please confirm with Brighton & Hove City Council
<b>Rateable Value</b>	£13,500
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable. We are advised that VAT is not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (92)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	254	23.60
Ground	249	23.13
1st	192	17.84
2nd	247	22.95
<b>Total</b>	<b>942</b>	<b>87.52</b>

## Description

Arranged over 4x floors the building features exposed feature wall brickwork & wood flooring, the property would lend itself to various uses (STPC) within the Class E user class. There is high level of passing footfall and traffic flow, great starter unit for a new or expanding business.

## Location

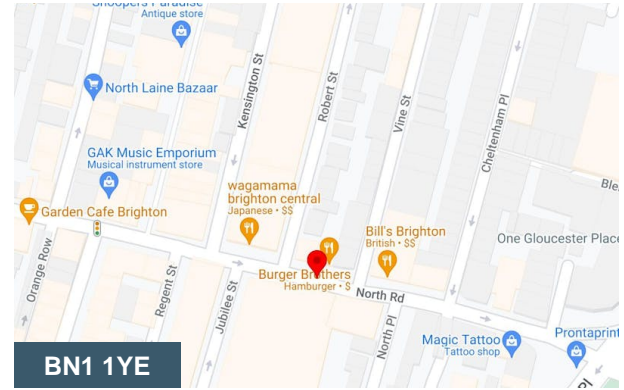
The property is located in North Road, Brighton on the northside of the road within the very popular North Laine area, nearby occupiers including Bills, Infinity Foods & Trading Post Coffee. Brighton central Station is a short walk away, with The Lanes, Churchill Square shopping centre and seafront a few minutes walk to the South.

## Terms

The property is available on a new FRI lease with minimum term certain of 3 years, asking rental of £25,000 per annum exclusive.

## Viewings

Viewings can be arranged via the Landlords Agent - Newlands Property



## Viewing & Further Information



**Richard Lowrey**

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