



96 Trafalgar Street

Brighton, BN1 4ER

TO LET - Lease Assignment
Rental £14,000 PAX

334 sq ft
(31.03 sq m)

- Reduced Premium £5,000
- North Laine Location
- Very Busy Area

96 Trafalgar Street, Brighton, BN1 4ER

Summary

Available Size	334 sq ft
Premium	£5,000
Rates Payable	£3,592.80 per annum Unit should be eligible for Nil rates, please confirm with council
Rateable Value	£7,200
Service Charge	See Lease for details
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
Estate Charge	N/A
EPC Rating	E (101)

Description

Ground floor retail shop, great starter unit for a new or expanding business suitable for various uses (STPC) great window frontage with basement storage area.

Location

Located on the north side of Trafalgar Street in the very popular North Laine area of Brighton the property is just off of Sydney Street and a short walk from Brighton Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	334	31.03
Basement	300	27.87
Total	634	58.90

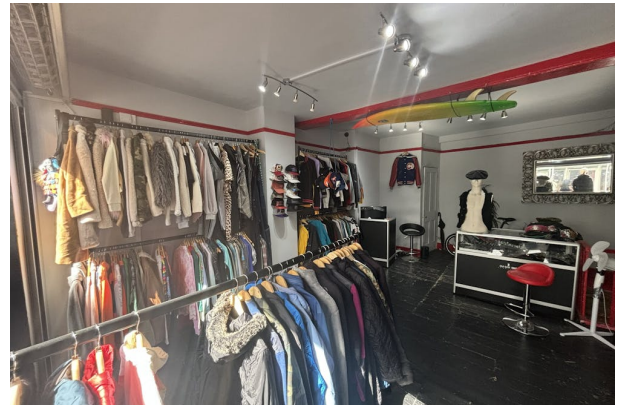
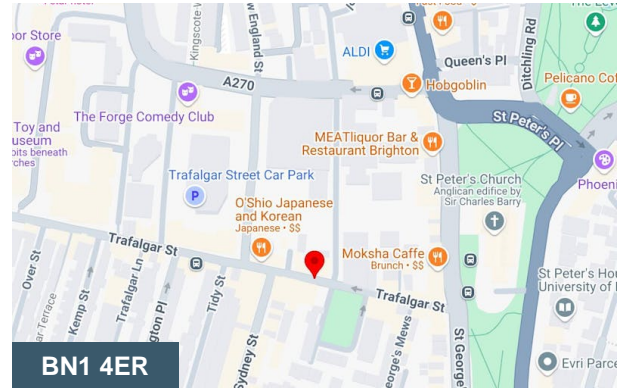
Viewings

Viewings can be arranged via Sole Agent - Newlands Property

Terms

The property is available by way of lease assignment on the remainder of a 10 year lease from February 2023 with passing rental of £14,000pa.

A premium of £5,000 is required for the lease.



Viewing & Further Information



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