



**8 Trafalgar Street**

Brighton, BN1 4EQ

**TO LET - Retail Unit**  
**Rental £15,000 PAX**

**334 sq ft**  
(31.03 sq m)

- New Lease
- Available Now
- North Laine Location

# 8 Trafalgar Street, Brighton, BN1 4EQ

## Summary

Available Size	334 sq ft
Rates Payable	£4,540.90 per annum Unit should be eligible for rates relief, please check with council
Rateable Value	£9,100
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs. The incoming tenant will be responsible for the landlords legal costs
EPC Rating	E (110)

## Description

The property comprises of corner position self-contained ground floor commercial unit with open plan retail space, kitchenette at rear with separate W.C Suitable for various uses (STPC) under Class E use.

The unit has security shutters for all windows and front door, providing additional security for the property.

\*\*Hot Food use would not be permitted at the property\*\*

## Location

The property is located at the East end of Trafalgar Street, Brighton within the North Laines, with Sydney Street and York Place nearby the area has a high level of footfall and passing trade.

## Accommodation

The accommodation comprises the following areas:

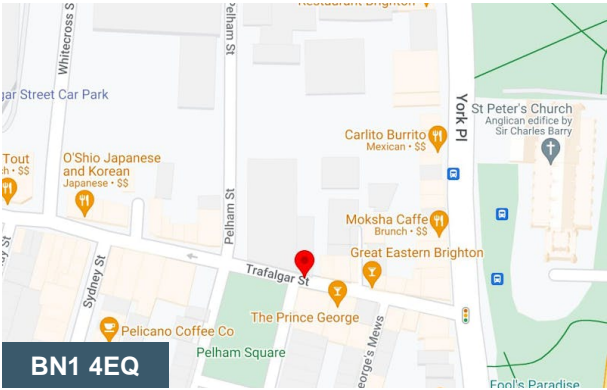
Name	sq ft	sq m
Ground	334	31.03
Total	334	31.03

## 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 and asking rental of £15,000 per annum exclusive. Minimum term certain required of 3 years.



## Viewing & Further Information



**Richard Lowrey**  
01273-779777 | 07725-723021  
richard@newlandsproperty.com