



28 Gloucester Road

Brighton, BN1 4AQ

**TO LET - North Laine Retail
Unit
Rental £25,000 PAX**

300 sq ft
(27.87 sq m)

- Highly sought after location
- New Lease
- No Premium

28 Gloucester Road, Brighton, BN1 4AQ

Summary

Available Size	300 sq ft
Rent	£2,083.33 per month
Rates Payable	£6,487 per annum Unit should be eligible for rates relief, please confirm with council
Rateable Value	£13,000
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (48)

Description

The property comprises of a ground floor retail unit, with excellent window display frontage, the property would suit various uses within the Class E user class.

The property would NOT be suitable for any hot food use/ or use that requires extraction.

Location

The property is located on the South side of Gloucester Road, just off of Kensington Gardens, within the heart of the North Laine area of Brighton. The main railway station is a short walk away with a host of independent and multiple occupiers nearby.

Accommodation

The accommodation comprises the following areas:

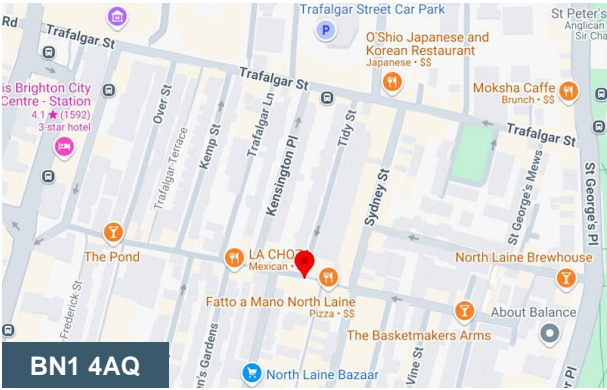
Name	sq ft	sq m
Ground	300	27.87
Total	300	27.87

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 £25,000 per annum exclusive.



Viewing & Further Information



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