



**13B Prince Albert Street**

Brighton, BN1 1HE

**TO LET - GF Retail Space**  
**Rental £20,000 PAX**

**190 sq ft**  
(17.65 sq m)

- Prominent Retail Space
- New Lease
- Available Now

# 13B Prince Albert Street, Brighton, BN1 1HE

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 190 sq ft                          |
| Rent           | £1,666.66 per month                |
| Rates Payable  | £7,984 per annum                   |
| Rateable Value | £16,000                            |
| Service Charge | N/A                                |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| Estate Charge  | N/A                                |
| EPC Rating     | D (98)                             |

## Description

The property comprises of a ground floor lockup shop unit which would suit various uses (STPC). Great starter unit for a new or expanding business looking for a city centre presences.

## Location

The property is located in the centre of Brighton, within walking distance of the main seafront road. Prince Albert Street has a very high level of footfall throughout the day and night, with nearby businesses including Cafe Nero, Games Workshop, Pizza Pilgrims, The Ivy, Ivy Asia, Pizza Express and Dr. Martens

## Accommodation

The accommodation comprises the following areas:

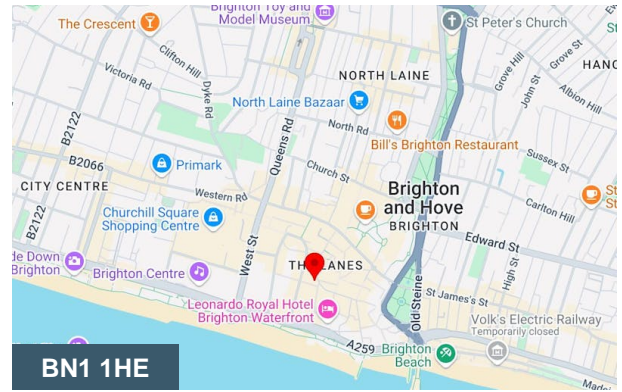
| Name         | sq ft      | sq m         |
|--------------|------------|--------------|
| Ground       | 190        | 17.65        |
| <b>Total</b> | <b>190</b> | <b>17.65</b> |

## Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

## Terms

The property is available on a ne FRI lease with terms to be agreed and asking rental of £20,000 per annum.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com