



**20 Market Street**

Brighton, BN1 1HH

**TO LET - Retail Unit**  
**Rental £30,000 PAX**

**572 sq ft**  
(53.14 sq m)

- Excellent Position
- High Footfall
- Famous Lanes location

# 20 Market Street, Brighton, BN1 1HH

## Summary

Available Size	572 sq ft
Rent	£2,500 per month
Rates Payable	£6,986 per annum Subject to status, small business rates relief may be available on this property, please confirm with council.
Rateable Value	£14,000
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. Undertaking will be required to cover any abortive costs
Estate Charge	N/A
EPC Rating	C (59)

## Description

Ground floor retail unit with lower ground floor storage / retail space, the unit has great frontage and would suit various uses (STPC). There is also a kitchenette, WC and various storage cupboards

## Location

Located in the heart of the Lanes in Market Street, Brighton the property is just across from Knoop's, with a host of other occupiers nearby including Bella Italia, Breakfast Club, Pizza Express, Permit Room by Dishoom, Burger & Lobster & Hugo Boss. The area is a short walk to the main seafront with Church Square Shopping centre to the west, The North Laine & Brighton central Station are all within walking distance to the north.

## Accommodation

The accommodation comprises the following areas:

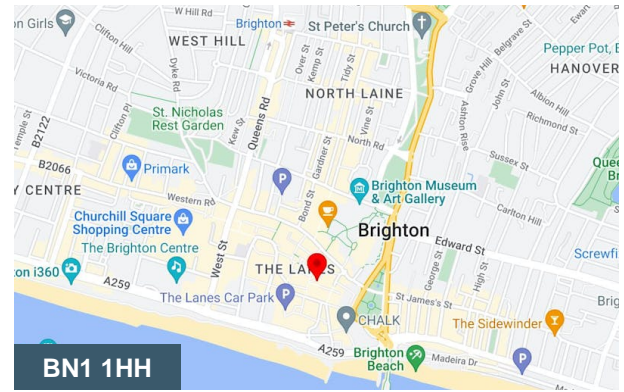
Name	sq ft	sq m
Ground	176	16.35
Lower Ground	396	36.79
<b>Total</b>	<b>572</b>	<b>53.14</b>

## Viewings

Viewings can be arranged by landlords agent - Newlands Property

## Terms

Available on a new FRI lease with terms to be agreed and asking rental of £30,000pa.



## Viewing & Further Information



**Richard Lowrey**

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