



54 Preston Road
Brighton, BN1 4QF

TO LET - GF Retail / Office
Space
Rental £15,000 PAX

1,085 sq ft
(100.80 sq m)

- New Lease
- Great Starter Unit
- Just off Preston Park

54 Preston Road, Brighton, BN1 4QF

Summary

Available Size	1,085 sq ft
Rent	£1,250 per month
Rates Payable	£3,493 per annum Unit should be eligible for NIL rates, please confirm with council.
Rateable Value	£7,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
Estate Charge	N/A
EPC Rating	C (60)

Description

The property comprised of a ground floor retail space most recently been used as a bathroom showroom, with good sized shopfront / window display area, the unit would lend itself to other uses within the Class E category.

Location

The property is located on Preston Road, just off of London Road and with Preston Park a couple of minutes walk from the building. It is mid-terrace with the parade comprising of other mixed use properties with various independent traders along the road, ranging from retail to food outlets.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,085	100.80
Total	1,085	100.80

Viewings

Viewings can be arranged via the landlords Sole Agents - 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.



Viewing & Further Information



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