



96 Trafalgar Street

Brighton, BN1 4ER

**TO LET - North Laine Retail
Unit
Rental £17,000 PAX**

334 sq ft
(31.03 sq m)

- New Lease
- Busy North Laine Location
- No Premium

96 Trafalgar Street, Brighton, BN1 4ER

Summary

Available Size	334 sq ft
Rent	£1,333.33 per month
Rates Payable	£3,592.80 per annum Unit should be eligible for Nil rates, please confirm with council
Rateable Value	£7,200
Service Charge	See Lease for details
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (101)

Description

Ground floor retail shop, great starter unit for a new or expanding business suitable for various uses (STPC) great window frontage with basement storage area.

Location

Located on the north side of Trafalgar Street in the very popular North Laine area of Brighton the property is just off of Sydney Street and a short walk from Brighton Station.

Accommodation

The accommodation comprises the following areas:

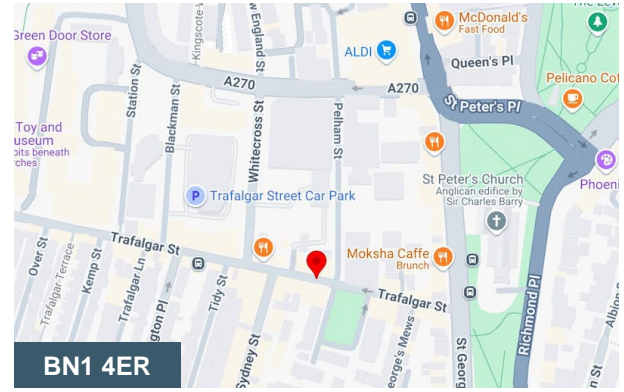
Name	sq ft	sq m
Ground	334	31.03
Basement	300	27.87
Total	634	58.90

Viewings

Viewings can be arranged via Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £17,000 PAX



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com