



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	£1,416.67 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  $\pounds$ 17,000 PAX







### Viewing & Further Information



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

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