



**45 East Street**

Brighton, BN1 1HN

**TO LET - Prime Corner Retail  
Unit  
Rental £185,000 PAX**

**3,590 sq ft**  
(333.52 sq m)

- Prime Corner Retail Unit
- Available September 25
- New Lease

# 45 East Street, Brighton, BN1 1HN

## Summary

<b>Available Size</b>	3,590 sq ft
<b>Rent</b>	£15,416.66 per month
<b>Rates Payable</b>	£93,366 per annum
<b>Rateable Value</b>	£171,000
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

Very well presented corner position double fronted retail space with open plan ground floor retail area along with lower ground floor space. Would suit various uses (STPC), Potential for extract for food operator again subject to required planning consent.

## Location

Located on the corner of East St, Castle Square the unit occupies a very prominent corner position, with nearby occupiers including Pret, Hobbs, Castle Fine Art, Boss along with a host of other multiples and independent businesses.

## Accommodation

The accommodation comprises the following areas:

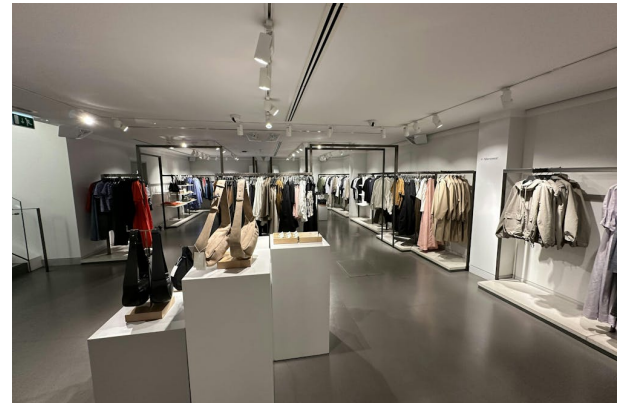
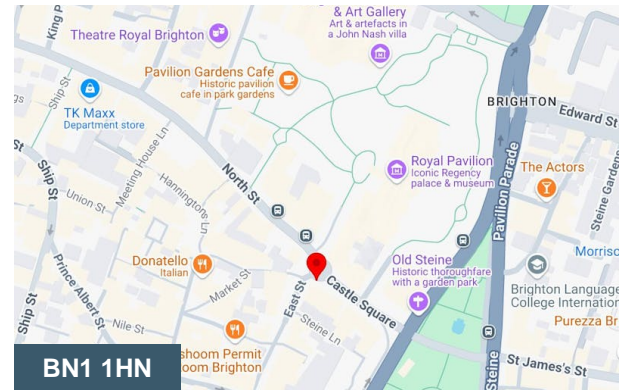
Name	sq ft	sq m
Ground	1,695	157.47
Lower Ground	1,895	176.05
<b>Total</b>	<b>3,590</b>	<b>333.52</b>

## Viewings

Viewings can be arranged via the landlords agents - Newlands Property

## Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £185,000 PAX



## Viewing & Further Information



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