



**6 St. Georges Road**  
Brighton, BN2 1EB

**TO LET - Retail Space**  
**Rental £16,000 PAX**

**420 sq ft**  
(39.02 sq m)

- New Lease
- Available Now
- Great Starter Unit

# 6 St. Georges Road, Brighton, BN2 1EB

## Summary

|                |   |
|----------------|---|
| Available Size | 420 sq ft   |
| Rent           | £1,333.33 per month   |
| Rates Payable  | £5.82 per annum<br>Unit should be eligible for rate relief, please confirm with B&H Council |
| Rateable Value | £7,000  |
| Service Charge | N/A   |
| VAT            | To be confirmed   |
| Legal Fees     | Each party to bear their own costs  |
| Estate Charge  | N/A   |
| EPC Rating     | E (122)   |

## Location

The property is located on the North side of St Georges Road, a busy location within in Kemptown, Brighton with a host of independent businesses nearby, there is also street car parking directly outside the property.

## Description

Excellent starter unit for new or expanding business with shopfront, in good decorative order, with Kitchenette space and 2x W.C's to the rear of the unit along with a small enclosed yard area.

## Accommodation

The accommodation comprises the following areas:

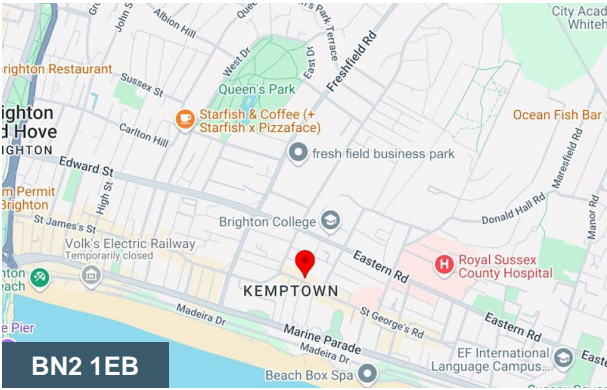
| Name   | sq ft | sq m  |
|--------|-------|-------|
| Ground | 420   | 39.02 |
| Total  | 420   | 39.02 |

## Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £16,000 per annum exclusive.

## Viewings

Viewings can be arranged via the landlords Sole Agent - Newlands Property



## Viewing & Further Information



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