



**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 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:

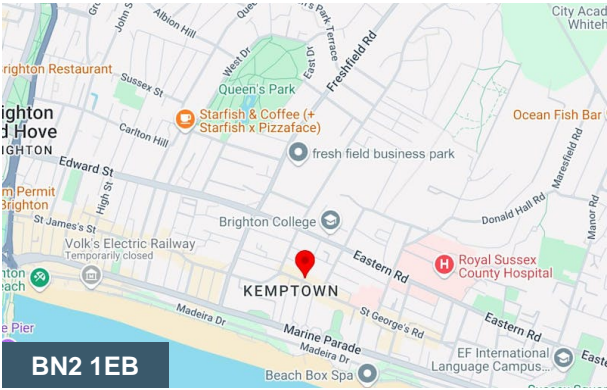
Name	sq ft	sq m
Ground	420	39.02
Total	420	39.02

## 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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