



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

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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:

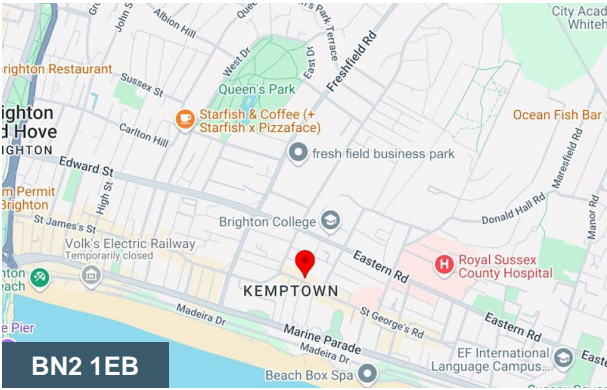
Name	sq ft	sq m
Ground	420	39.02
Total	420	39.02

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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