



**8 Market Street**

Brighton, BN1 1HH

**TO LET - Retail Building**  
**Rental £18,000 PAX**

**399.74 sq ft**  
(37.14 sq m)

- New Lease
- City Centre Location

# 8 Market Street, Brighton, BN1 1HH

## Summary

Available Size	399.74 sq ft
Rent	£1,500 per month
Rates Payable	£3,692.60 per annum Unit should be eligible for rate relief please confirm with the council
Rateable Value	£7,400
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

## Description

The property is arranged with basement storage space, ground floor retail and additional first and second floors which can be used for storage, staff space or additional retail if required.

## Location

Located in the heart of the Lanes in central Brighton the property fronts Market Street with very good level of passing trade and footfall with a host of multiple and independent occupiers nearby including Donatello's Restaurant, Burger & Lobster, Pret & White Company.

## Accommodation

The accommodation comprises the following areas:

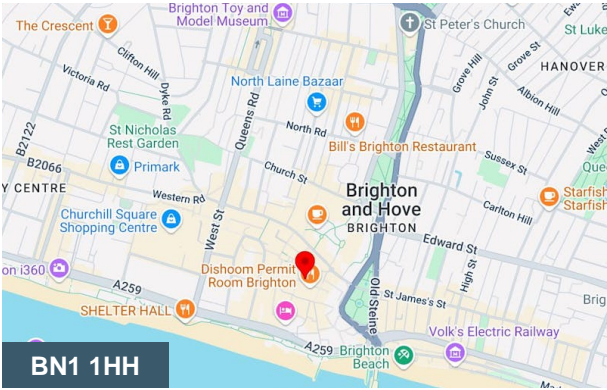
Name	sq ft	sq m	Availability
Ground	181.74	16.88	Available
1st	95	8.83	Available
2nd	123	11.43	Available
Total	399.74	37.14	

## Viewings

Viewings can be arrange via the Landlord Sole Agent - Newlands Property

## Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £18,000 PAX.



## Viewing & Further Information



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