



34 Ship Street

Brighton, BN1 1AD

**TO LET - Prime City Centre
Building
Rental - POA**

5,515 sq ft
(512.36 sq m)

- Prime City Centre Location
- Imposing Building & Frontage
- New Lease

34 Ship Street, Brighton, BN1 1AD

Summary

Available Size	5,515 sq ft
Rent	Rent on application
Business Rates	Building to be reassessed
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (118)

Description

The property comprises of an extensive fully licenced GF/LGF bar/ restaurant premises with kitchen and extraction along with W.C's and storage space on the LGF level. The upper parts have previously been sub-let as offices but could be included to provide further seating area for a catering operator.

Location

Located on Ship Street occupying a highly prominent position within the heart of Brighton city centre, the area has a very high level of footfall and passing trade, nearby occupiers include The Ivy, Ivy Asia, Patty & Bun, Pizza Pilgrims, Trading Post Coffee, & Nando's along with a host of other retailers including nationals and local independents.

Accommodation

The accommodation comprises the following areas:

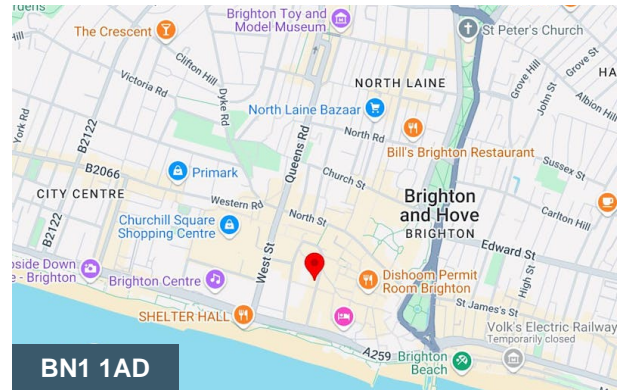
Name	sq ft	sq m
Lower Ground	1,672	155.33
Ground	1,631	151.52
1st	732	68.01
2nd	741	68.84
3rd	739	68.66
Total	5,515	512.36

Viewings

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

Terms

The building is available on a new FRI lease, asking rental on application.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com