



10 East Street
Brighton, BN1 1HP

TO LET (Lease Assignment)
Rental £45,000 PAX

1,670 sq ft
(155.15 sq m)

- Lease Assignment
- No Premium
- Prime Location

10 East Street, Brighton, BN1 1HP

Summary

Available Size	1,670 sq ft
Rates Payable	£20,708.50 per annum
Rateable Value	£41,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (94)

Description

The property has excellent window display/ frontage offering a mostly open plan retail space, with rear storage area. A versatile space suitable for various uses (STPC).

Location

Located in one of Brighton’s premier retail thoroughfares close to The Lanes, seafront, Royal Pavilion and Brighton Town Hall. Nearby notable operators nearby include, Nobody's Child, Hugo Boss, Russell & Bromley, MAC, All Saints Moulton Brown, Dishoom, Burger & Lobster & Charlotte Tilbury.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Area	1,236	114.83
Ancillary - Storage Space	434	40.32
Total	1,670	155.15

Viewings

Viewings can be arranged via - Newlands Property

Terms

The property is available by way of a lease assignment on the remainder of a 10 year lease from August 2024, with break option in July 2027. Passing rental of £45,000pax.



Viewing & Further Information



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