



**7-8 Union Street**

Brighton, BN1 1HA

**TO LET - Class E Unit**  
**Rental £80,000 PAX**

**2,150 sq ft**  
(199.74 sq m)

- New Lease
- Available Now
- City Centre Location

# 7-8 Union Street, Brighton, BN1 1HA

## Summary

<b>Available Size</b>	2,150 sq ft
<b>Rent</b>	£6,666.66 per month
<b>Rates Payable</b>	£34,181.50 per annum
<b>Rateable Value</b>	£68,500
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	B (36)

## Description

The property has an excellent window area, with double frontage and security shutter fitted to whole. The ground floor is split level with front ground floor retail rear retail space down steps, with W.C and kitchenette / staff area and additional extensive basement storage area.

## Location

Located on the North side of Union Street just off Ship Street, the property is located within the famous Brighton Lanes, nearby occupiers include Patty & Bun, Flat Iron, The Ivy & Ivy Asia along with a host of independent retailers and operators.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,500	139.35
Basement	650	60.39
<b>Total</b>	<b>2,150</b>	<b>199.74</b>

## Viewings

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

## Terms

The property is available on a new FRI lease with terms to be agreed, with asking rental of £80,000 PAX.



## Viewing & Further Information



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