



12 Prince Albert Street

Brighton, BN1 1HE

**TO LET - Class E unit with
Yard
Rental £22,500 PAX**

1,109 sq ft
(103.03 sq m)

- New Lease
- Outside Space
- Available Now

12 Prince Albert Street, Brighton, BN1 1HE

Summary

Available Size	1,109 sq ft
Rent	£1,875 per month
Rates Payable	£12,100.75 per annum
Rateable Value	£24,250
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

Description

The entire ground floor retail / office area has been refurbished throughout and benefits from brand-new luxury vinyl tile flooring, energy efficient LED lighting (on a PIR sensor system) and ample electrical and data points scattered throughout. A premium hardwearing commercial grade dark oak-coloured floor connects the front and back areas and extends into the hall. There is an original feature fireplace.

At the rear of the property is an enclosed south west facing yard area of 134 sq ft which has been redecorated throughout, downstairs there are two generously sized, store rooms. The cloakroom has a brand-new sink, tap and vanity unit.

Location

The property is located in central Brighton close by to the main shopping centre, the popular and historic 'lanes' and the much-acclaimed seafront where the popular Palace Pier is situated. Nearby occupiers include Loaft, Zizzi's, Food for Friends, ASK, Caffe Nero, Trevor Sorbie and Molton Brown alongside many other national and independent retailers and restaurants. The Lanes NCP car park is approximately 2 minutes away by foot, while Brighton mainline railway station is 0.6 miles away from the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	504	46.82
Lower Ground	605	56.21
Total	1,109	103.03

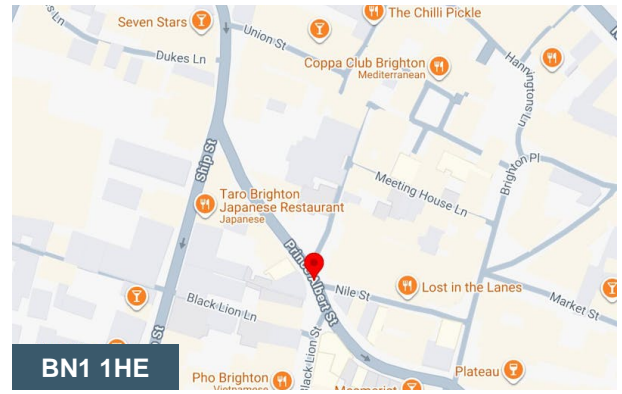
Viewings

Viewings can be arrange via Landlords Sole Agents - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £22,500 PAX.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.



Viewing & Further Information



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