



95 North Road
Brighton, BN1 1YE

TO LET - Shop & Flat
Rental £27,000 PAX

1,022 sq ft
(94.95 sq m)

- GF/ FF Retail Unit
- 2x bedroom Maisonette
- External Garden / Yard

95 North Road, Brighton, BN1 1YE

Summary

Available Size	1,022 sq ft
Rent	£2,250 per month
Rates Payable	£2,544.90 per annum Unit eligible for nil rates, council tax applicable on flat.
Rateable Value	£5,100
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (57)

Description

Ground floor / FF commercial unit with external rear yard/ garden space, LGF arranged as lounge and fitted kitchen for the flat with two bedrooms across upper floors and bathroom.

Versatile space suitable for various uses within Class E use category.

Location

Located on the Northern side of North Road, the property has a highly visible portion within the North Laine area of Brighton, with high level of footfall and passing trade.

Accommodation

The accommodation comprises the following areas:

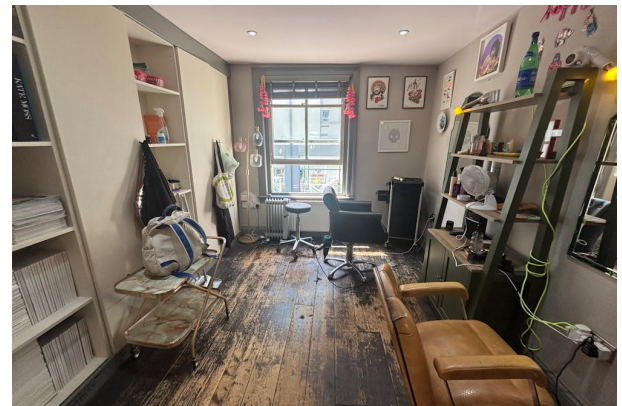
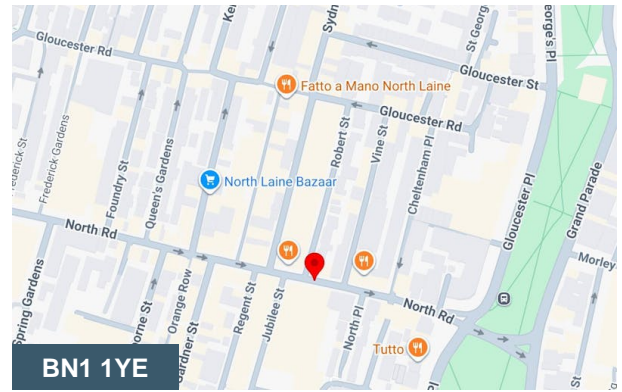
Name	sq ft	sq m	Availability
Building	1,022	94.95	Available
Total	1,022	94.95	

Viewings

Viewings can be arranged via Newlands Property

Terms

The whole building is available on a new FRI lease with terms to be agreed, asking rental of £27,000 PAX.



Viewing & Further Information



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