



39 Kensington Gardens

Brighton, BN1 4AL

**TO LET - Prime North Laine
Unit
Rental £40,000 PAX**

393 sq ft
(36.51 sq m)

- New Lease
- No Premium
- Available Now

39 Kensington Gardens, Brighton, BN1 4AL

Summary

Available Size	393 sq ft
Rent	£3,333.33 per month
Rates Payable	£11,477 per annum
Rateable Value	£23,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Prime Class E retail unit with excellent window frontage and signage display area. The unit is fitted with air-condition, kitchenette and W.C at rear of unit, excellent condition throughout with great ceiling height making the unit feel very airy and spacious.

Location

Located in Kensington Gardens on the East side of the street, arguable the busiest street in Brighton!

High footfall everyday of the week, packed with a host of other national and independent retailers as well as food outlets.

Brighton railway station is short walk to the north with Churchill Square to the south.

Accommodation

The accommodation comprises the following areas:

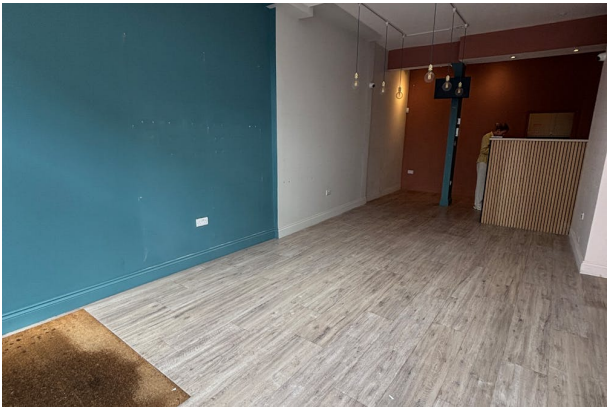
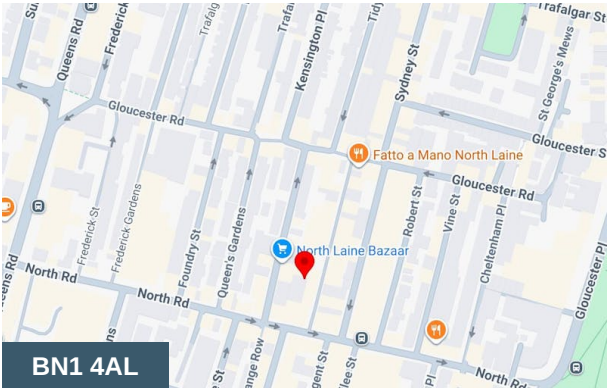
Name	sq ft	sq m	Availability
Ground	393	36.51	Available
Total	393	36.51	

Viewings

Viewings can be arranged via Sole Agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed, asking rental of £40,000 PAX.



Viewing & Further Information



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