



31 Bath Street

Brighton, BN1 3TB

TO LET - Class E Unit
Rental £15,000 PAX

338 sq ft
(31.40 sq m)

- New Lease
- Great Starter Unit
- Seven Dials Location

31 Bath Street, Brighton, BN1 3TB

Summary

Available Size	338 sq ft
Rent	£1,250 per month
Rates Payable	£6,611.75 per annum
Rateable Value	£13,250
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (38)

Description

Built around 2015 the property comprises of an open plan ground floor retail unit, double fronted with a plenty of natural light, the unit could suit a variety of uses within the Class E range. The unit also benefits from a kitchen & WC.

Location

The property is situated on South side of Bath Street which benefits from high visibility as it forms part of the one way system from Terminus Road through to the 7 Dials.

7 Dials is a very popular location with close proximity to Brighton Station, nearby occupiers include Gails & Co-Op as well BHASVIC 6th form college.

Accommodation

The accommodation comprises the following areas:

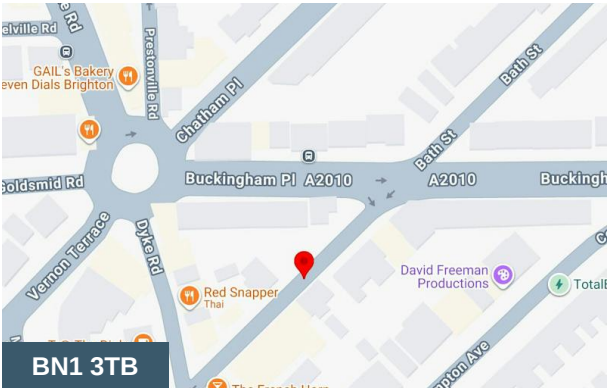
Name	sq ft	sq m
Ground	338	31.40
Total	338	31.40

Viewings

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

Terms

Available on a new FRI lease with terms to be agreed, asking rental of £15,000 PAX.
Available from April 2027.



Viewing & Further Information



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