NEWLANDS
PROPERTY

To Let



11-12 Trafalgar Street

Brighton, BN1 4EQ

TO LET - Corner Position
North Laine Unit
Rental £30,000 PAX

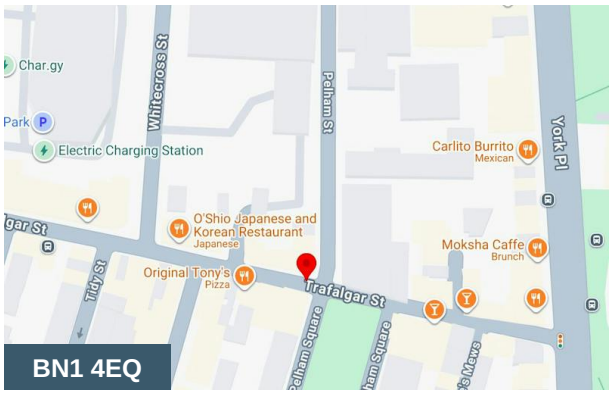
- New Lease
- Available April 2027
- North Laine Location

1,290 sq ft
(119.84 sq m)

11-12 Trafalgar Street, Brighton, BN1 4EQ

Summary

Available Size	1,290 sq ft
Rent	£2,500 per month
Rates Payable	£14,568.75 per annum
Rateable Value	£26,250
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (74)







Description

Double fronted corner position Class E retail unit, open plan ground floor retail space and benefiting from lower ground floor storage space with 2.W.C's and kitchenette space. Suitable for various uses within the Class E range.

Location

Located on the South side of Trafalgar Street in the heart of the popular North Laine area of Brighton the property has excellent passing trade and footfall, with Brighton railway station a short walk to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	725	67.35
Basement	565	52.49
Total	**1,290**	**119.84**

Viewings

Viewings can be arrange via Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £30,000 PAX.

Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

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