



**18 Sydney Street**  
Brighton, East Sussex BN1 4EN

**LEASE AVAILABLE**

### **NORTH LAINE RETAIL UNIT**

Ground floor 27.03 sq m (291 sq ft)

First floor 32.24 sq m (347 sq ft)

Total 62.63 sq m (674 sq ft)

#### **Key Features:**

- Located in sought after North Laine area
- Ground floor open plan sales area & offices
- Storage on first floor
- Rear yard
- Situated in a high footfall area
- Offered by way of lease assignment
- Within walking distance of Brighton Station
- Premium £30,000
- Rent £21,500 per annum





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## Location

The property is situated in the popular and highly desired North Laine area of the city and is located on the western side of Sydney Street.

Sydney Street forms part of the North Laine area of the city and is a very busy pedestrian thoroughfare throughout all seasons, with its unique and historic style, surrounded by a sought after and densely populated residential area.

## Accommodation

The property comprises a two storey building forming part of a terrace of properties. It is a well presented ground floor shop with an office / store room arranged over the first floor, a kitchen and a WC located outside and to the rear. The shop benefits from an attractive floor to ceiling glass frontage.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	327 sq ft	30.42 sq m
First	347 sq ft	32.21 sq m
<b>Total</b>	<b>674 sq ft</b>	<b>62.63 sq m</b>

## EPC

TBC.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The lease is a 10-year term dated 29th April 2016 and is offered by way of an assignment. The next rent review is due in April 2021 and we understand the lease is outside of the Landlord and Tenant Act. The rent is £21,500 per annum, exclusive of rates, building insurance, service. Interested parties would be required to offer a personal guarantee. charge, heating, lighting etc.

Premium offers are invited in the region of £30,000.

## Business Rates

Rateable Value (2017): £15,750.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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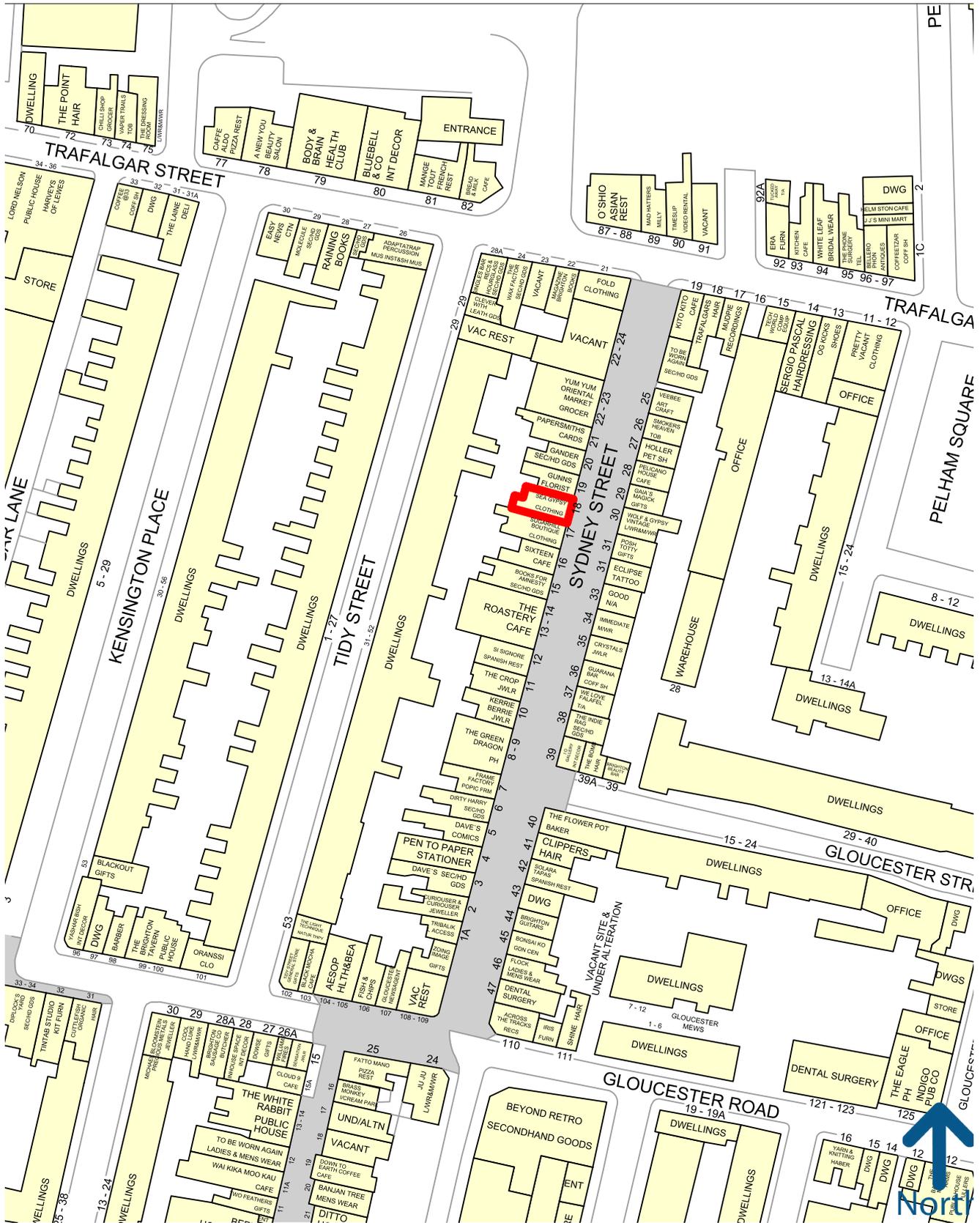


March 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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