



TO LET

15 Ship Street
Brighton, East Sussex BN1 1AD

- Attractive prominent period commercial unit with existing D1 planning consent
- Suitable for various alternative uses subject to planning
- Large predominantly open ground floor with a good sized useable basement
- Located in the popular Lanes area close to the seafront & Churchill Square
- Long attractive return frontage to Ship Street Gardens
- To let on a new lease
- Rent £65,000 per annum





15 Ship Street
Brighton, East Sussex BN1 1AD

Location & Situation

The property is located within the historic Lanes district, an established and popular mixed use location in the heart of the city characterised by predominantly retail, leisure, residential and office use.

Brighton Station is located within a 15 minute walk, whilst Churchill Square Shopping Centre is within easy walking distance. Ship Street connects with the A259 Kings Road on the seafront approximately 150m to the south.





15 Ship Street
Brighton, East Sussex BN1 1AD

Description & Accommodation

The property forms part of a three storey end of terrace Grade II listed building with the subject accommodation forming the ground and lower ground floors.

The property was last used as a dental practice. It is offered in shell condition ready for a tenants fitout.

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Ground	2,874 sq ft	273.03 sq m
Lower ground	1,361 sq ft	126.44 sq m
Total	4,235 sq ft	393.47 sq m

The photo alongside shows the property when it was in use as a dental practice.





15 Ship Street
Brighton, East Sussex BN1 1AD

Rateable Value

Rateable Value 2017: £47,250.

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

EPC

We understand that this property is Grade II listed and is therefore exempt from the provision of an EPC.

Planning

The property currently has planning consent for use as a dental surgery with ancillary training, office and laboratory facilities. Such use is classified under Use Classes D1 of the Use Classes Order 1987 (as amended). It is considered that the premises would also suit a variety of other uses (subject to 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.



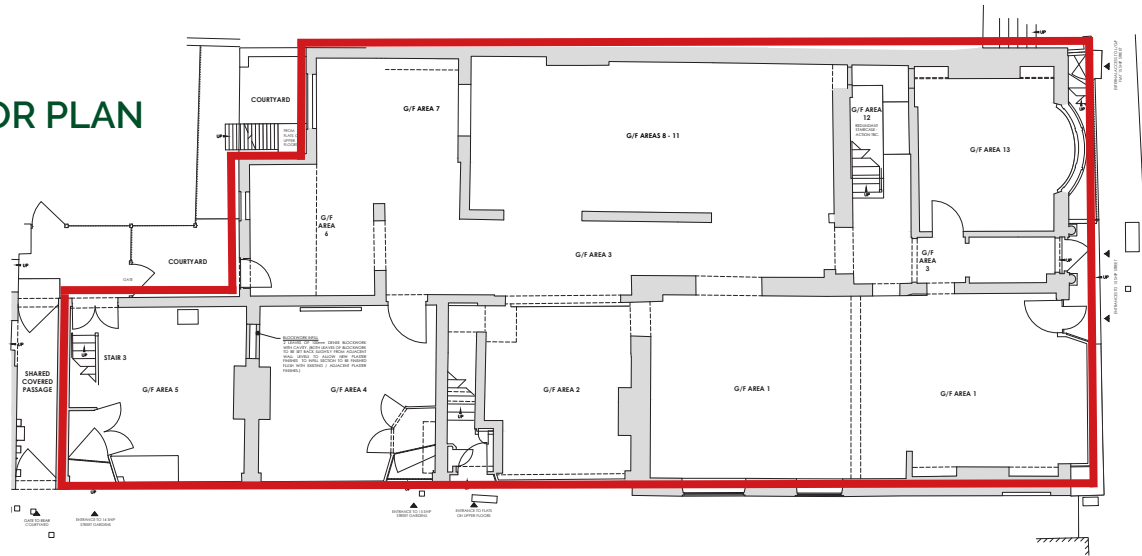


15 Ship Street
Brighton, East Sussex BN1 1AD

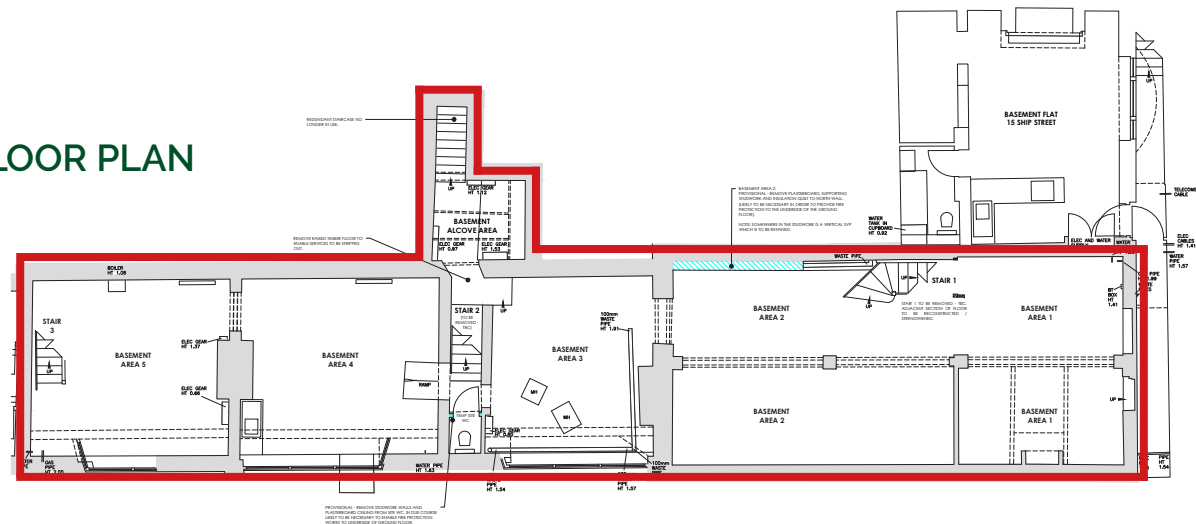




GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN





15 Ship Street
Brighton, East Sussex BN1 1AD

Terms

The property is available by way of new full repairing and insuring lease for a term to be agreed at a commencing rent of £65,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 727070

Aaron Lees
a.lees@flude.com
01273 727070

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.

April 2021

