



**34 West Street**  
Brighton, East Sussex BN1 2RE

**TO LET**

## WELL PRESENTED CITY CENTRE RETAIL UNIT

Ground Floor - 192.10 sq m / 2,068 sq ft

Lower ground floor - 77.56 sq m / 835 sq ft

### Key Features:

- Located in the heart of the city centre
- Arranged over ground floor & lower ground floor
- Popular Office and Night time circuit location
- Situated in busy pedestrian & vehicular thoroughfare
- To let on a new FRI lease
- Within 5 minutes' walk of station & seafront
- Rent £70,000 per annum exclusive





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## Location

The property is located in the heart of the city centre on the west side of West Street on its junction with Regency Road. West Street runs south from the local landmark of the Clock Tower, and the junction of Western Road, North Street and Queen's Road.

## Accommodation

The subject accommodation comprises ground floor and basement lock up unit within a mid-terrace building.

There is good amounts of natural light at either end of the premise and a staff kitchenette and WC at ground floor level.

The basement has previously been used for general storage and is located on the western side of West Street.

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

| Floor        | Sq Ft              | Sq M               |
|--------------|--------------------|--------------------|
| Ground       | 2,068 sq ft        | 192.10 sq m        |
| Lower ground | 835 sq ft          | 77.56 sq m         |
| <b>Total</b> | <b>2,903 sq ft</b> | <b>269.66 sq m</b> |

## EPC

C (61)

## 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 property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £70,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2017): £56,500.00

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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Brighton Central



Experian Goad Plan Created: 17/03/2022  
Created By: Flude Property Consultants



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH





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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 joint agents Flude Property Consultants & Gee Bennett

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**Gee Bennett**



**Flude**  
PROPERTY CONSULTANTS



**GEE BENNETT**

**March 2022**



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