



27 Middle Street
Brighton, East Sussex BN1 1AL

TO LET

WELL PRESENTED CITY CENTRE CORNER RETAIL UNIT

Total Size 74.65 sq m (804 sq ft)

Key Features:

- Located within the historic lanes district
- Situated in busy pedestrian thoroughfare
- Within a 2-minute walk to the seafront and opposite former Hippodrome
- Suitable for a variety of uses (stp)
- Self-contained ground floor E class unit
- To let on a new FRI lease
- Rent £19,750 per annum





27 Middle Street
Brighton, East Sussex BN1 1AL



Location

Middle Street is located within the historic Lanes district, an established and popular commercial location in the heart of the city characterised by predominantly retail, leisure, residential and office use. Located on the corner of Middle Street and Boyce Street, the property lies parallel between West Street and Ship Street, and connects with the A259 Kings Road on the seafront. Brighton Station is located within a 15 minute walk, whilst Churchill Square Shopping Centre is within easy walking distance.

Accommodation

The subject premises is situated on an attractive corner end terrace building arranged over the ground and lower ground floors with a WC.

We have measured the existing accommodation to have the following approximate net internal floor areas:

Floor	Sq Ft	Sq M
Sales area	438 sq ft	40.69 sq m
Lower ground	365 sq ft	33.94 sq m

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 (c) '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 by way of a new full repairing and insuring lease for a term to be agreed and at a commencing rent of £19,750 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £12,500.

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

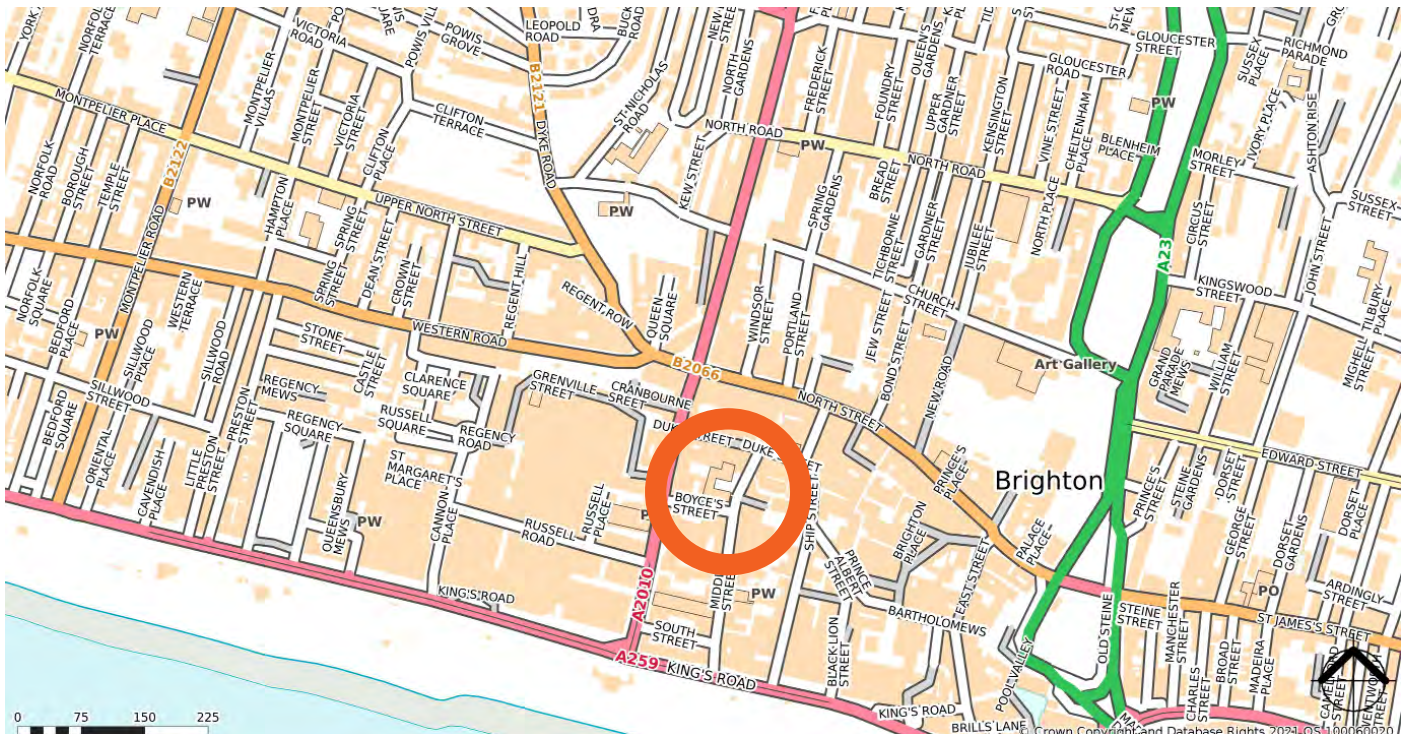
VAT & Legal Fees

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

Each party to bear their own legal costs incurred.



27 Middle Street
Brighton, East Sussex BN1 1AL



Flude Commercial 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 Commercial 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:

Will Thomas

w.thomas@flude.com

01273 727070

www.flude.com

Aaron Lees

a.lees@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



April 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH