



2 Air Street
Brighton, East Sussex BN1 3FB

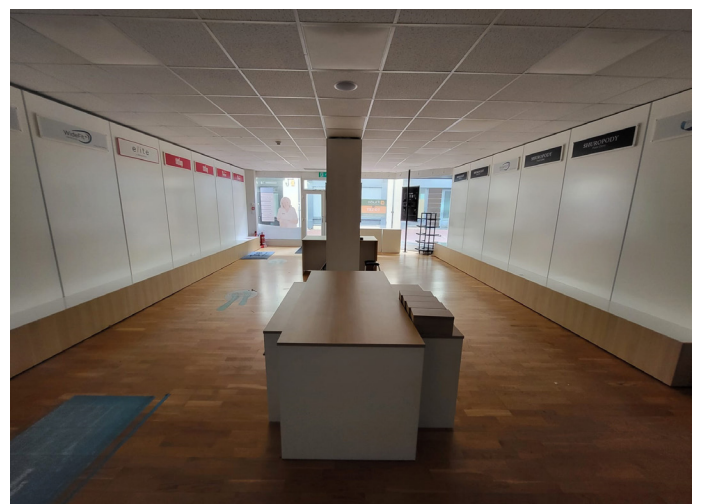
TO LET

CLASS E RETAIL UNIT

Size 1,241 sq ft / 115.28 sqm

Key Features:

- Prime City Centre retail unit
- Nearby retails include, Super Dry, Boots, Evans Cycles, Costa & Homesense
- Close To Churchill Square and Train Station
- New lease available
- Rent £30,000 per annum



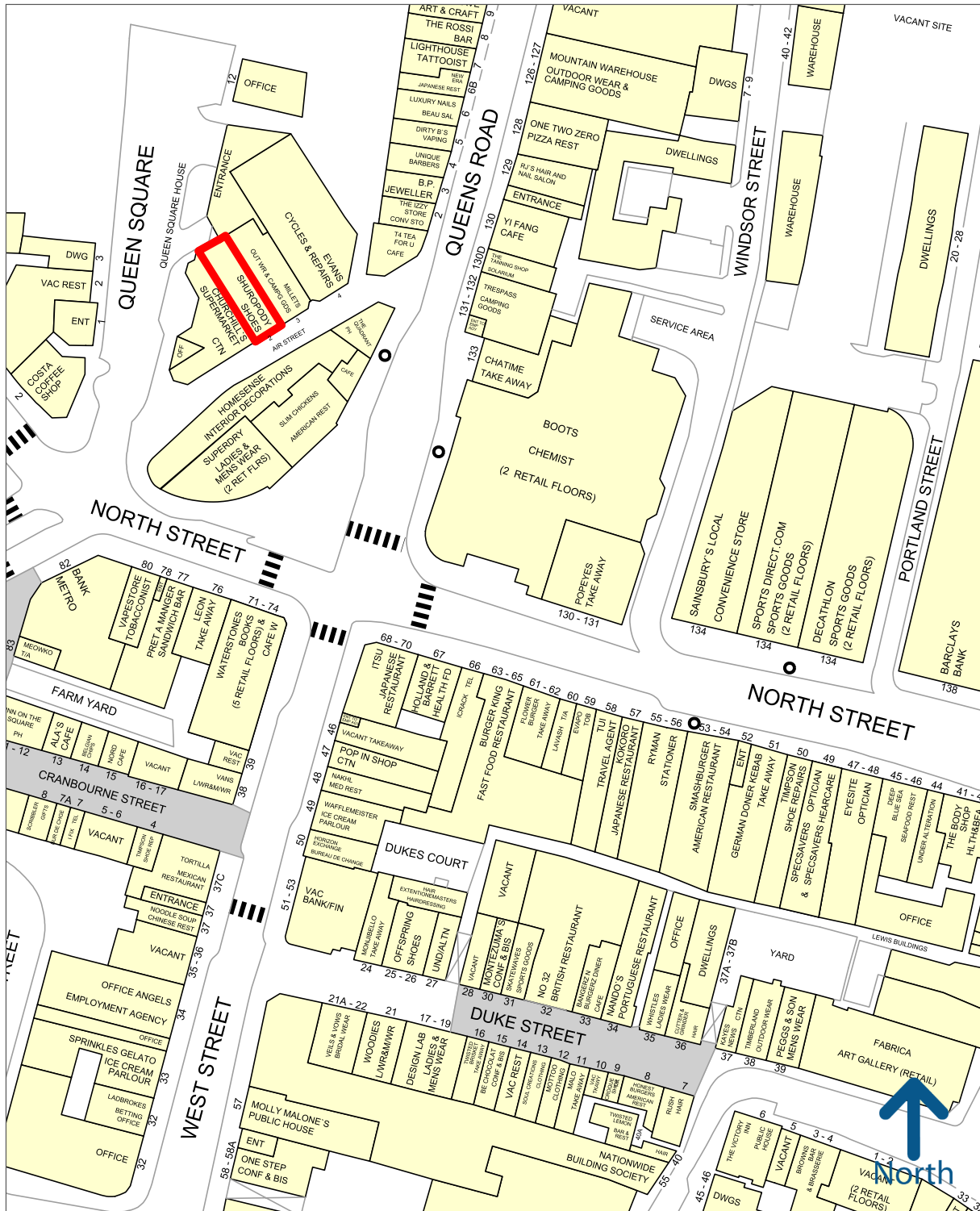


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GOAD



Brighton Central



50 metres



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Experian Goad Plan Created: 10/08/2023
Created By: Flude Property Consultants

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Location

The property is located in the heart of the city centre in an established parade close to North Street and Queens Road.

Churchill Square shopping centre, Brighton Station and the seafront are all within easy walking distance. Numerous bus and taxi services can be found close by and there is an NCP car park a short distance to the northeast of the property

Location pin (what3words) : wisely.coats.likes
<https://what3words.com/wisely.coats.likes>

Accommodation

The available space comprises retail accommodation arranged over the ground floor.

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

Floor	Sq Ft	Sq M
Ground floor only	1,241 sq ft	115.28 sq m

EPC

C.

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 £30,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2023): £30,750.

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.

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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