



**Lower Ground Store**  
Princes House, North Street, Brighton BN1 1EA

**TO LET**

## OPEN PLAN STORAGE UNIT

Size 63.83 sq m (741 sq ft)

### Key Features:

- Located in central Brighton
- Self contained access
- Within a 10 minute walk of Brighton Station
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- All inclusive rent £10,000 per annum (except business rates)





## Lower Ground Store

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### Location

The property is located in Princes Place just off North Street in the heart of the city centre. Princes Place is an attractive semi pedestrianized street linking to Pavilion Gardens and the Royal Pavilion to the North.

North Street is a busy pedestrian and vehicular thoroughfare providing access into the city centre and is well served by numerous bus and taxi services. Churchill Square shopping centre, The Lanes, The Royal Pavilion and the seafront are within easy walking distance, whilst Brighton Station is within a 10 minute walk to the north.

### Accommodation

The property comprises a self contained basement storage unit with a personnel entrance. The building benefits from a passenger lift and stairwell serving the basement space.

The property has the following approximate Gross Internal Areas (GIA):

Total size: 63.83 sq m (741 sq ft)

### EPC

TBC

### Business Rates

Rateable Value (2023): £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 property is available to let by way of a new lease at a commencing rent of £10,000 per annum inclusive of service charge but exclusive of business rates.

### 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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