



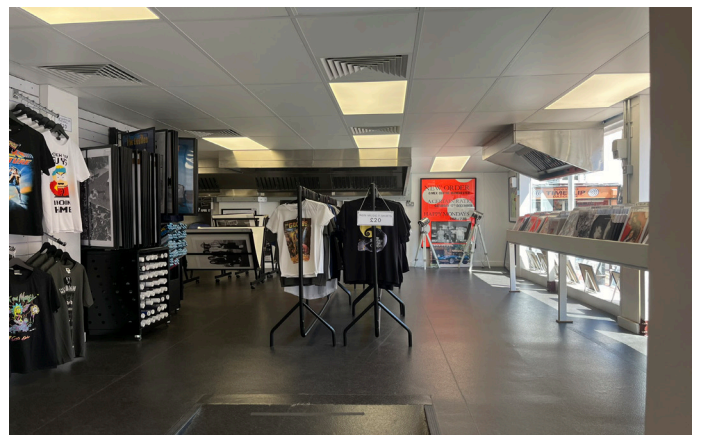
24 Sydney Street
Brighton BN1 4EN

TO LET

DOUBLE FRONTED RETAIL UNIT IN NORTH LAINE - LEASE AVAILABLE 160.76 SQ M (1,730 SQ FT)

Key Features:

- Sought after North Laine location
- Lease available by way of an assignment
- Double fronted unit
- Additional storage on first and second floors
- Fitted extraction (untested)
- Premium of £35,000
- Rent £37,000 per annum





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Location

Sydney Street is in the North Laine area of the city, a very popular destination with a mix local and national cafés and food venues, boutiques and unique independent retailers selling jewellery, second-hand books and vintage clothes.

This busy retail thoroughfare is a one way road system and is located between the busy Trafalgar Street and North Road and near to Brighton's main attractions including Churchill Square, the seafront and The Lanes.

Brighton railway station is approximately 5 minutes walk away.

Accommodation

The property comprises of a double fronted unit, with stores to the ground floor rear. There is an additional exterior staircase leading the first and second floors, which is used for storage and WC.

	Sq Ft	Sq M
Ground Floor	1,088	101.11
First Floor	392	36.41
Second Floor	250	23.24
Total Accommodation	1,730	160.76

Business Rates

Rateable Value: £39,250

Planning

A new Use Classes Order (UCO) came into effect on 1 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 premises is available by way of a lease assignment with the current lease dated 24/01/2024 for a 10 year term within the 1954 Landlord & Tenant act, at a passing rent of £37,500 per annum.

A premium of £35,000 is sought for the benefit of the lease.

EPC

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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 sole agents Flude Property Consultants:

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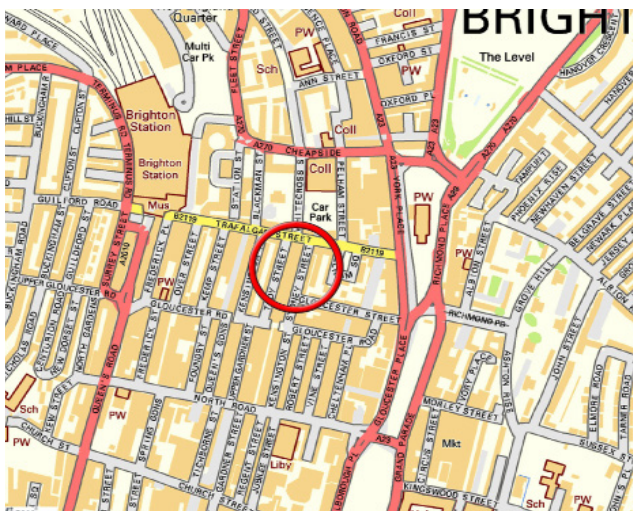


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PROPERTY CONSULTANTS





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