



170 North Street
Brighton, East Sussex BN1 1EA

TO LET

GROUND AND LOWER GROUND RETAIL UNIT ON NORTH STREET

Ground floor size 1,372 sq ft / 127 sq m

Key Features:

- Sought after North Street retail position
- Close to retailers such as White Company Blacks, Lululemon & Lloyds Bank
- Area of high footfall near to the famous Brighton Pavilion & The Lanes
- Arranged over ground and lower ground floor
- Rent £49,950 per annum





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Location

The property is situated in the heart of the city centre on the lower part of North Street. The Royal Pavilion, The Lanes, North Laine, the seafront and Brighton station are all within easy walking distance.

Accommodation

The property is a period mid terraced building, with the available self-contained E Class space located on the ground and lower ground floors. There are a number of office occupiers located within the building, who access their spaces via a separate entrance.

The premises has the following approximate floor areas:

Floor	Sq Ft	Sq M
Ground	1,372	127
Lower ground	442	41
Total	1,814	168

EPC

TBC

Planning

We 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 ground and lower ground floor space is available to let by way of a new lease for a term to be agreed and at a guide rent of £49,950 per annum exclusive.

Business Rates

Rateable Value (2023): £37,750

VAT & Legal Fees

Rents and prices are quoted exclusive 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 sole agents Flude Property Consultants:

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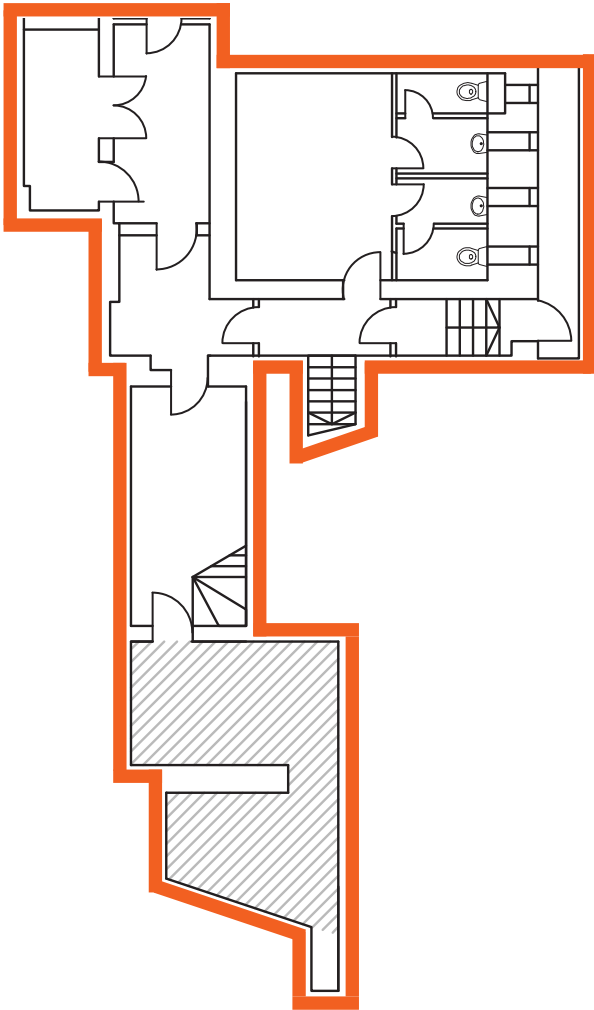
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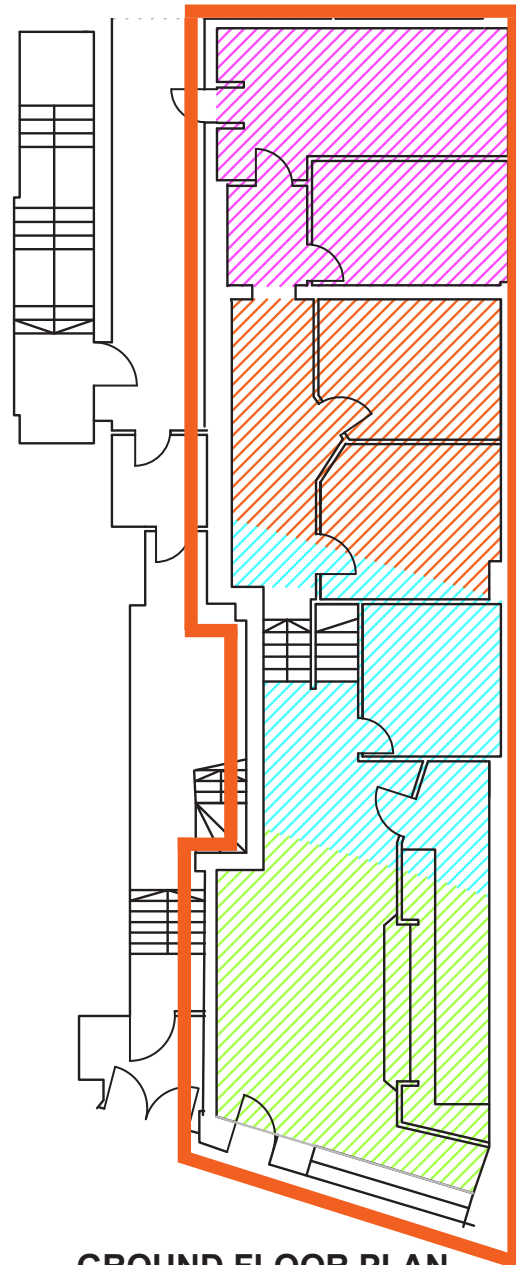




FLOOR PLAN



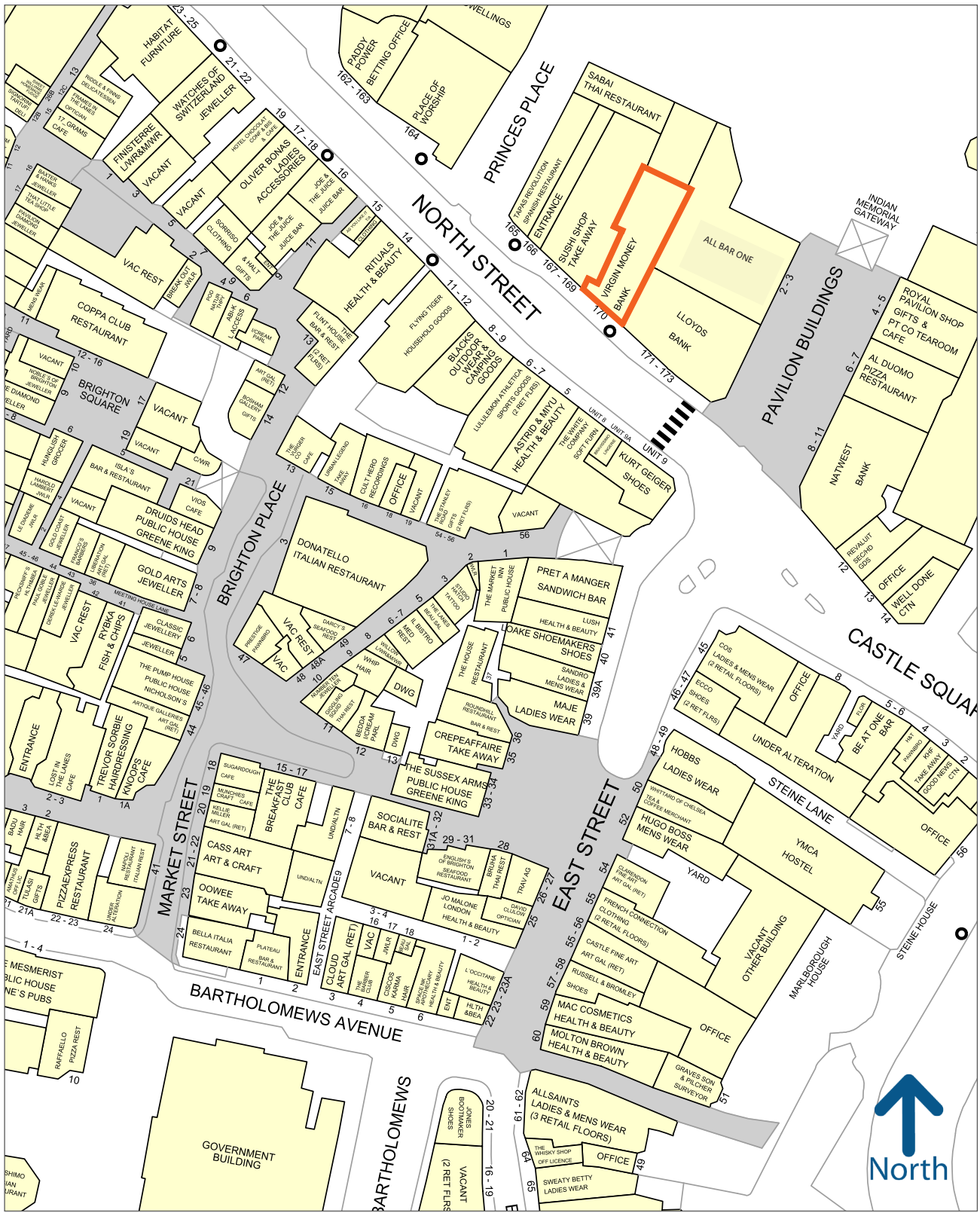
BASEMENT PLAN
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:200



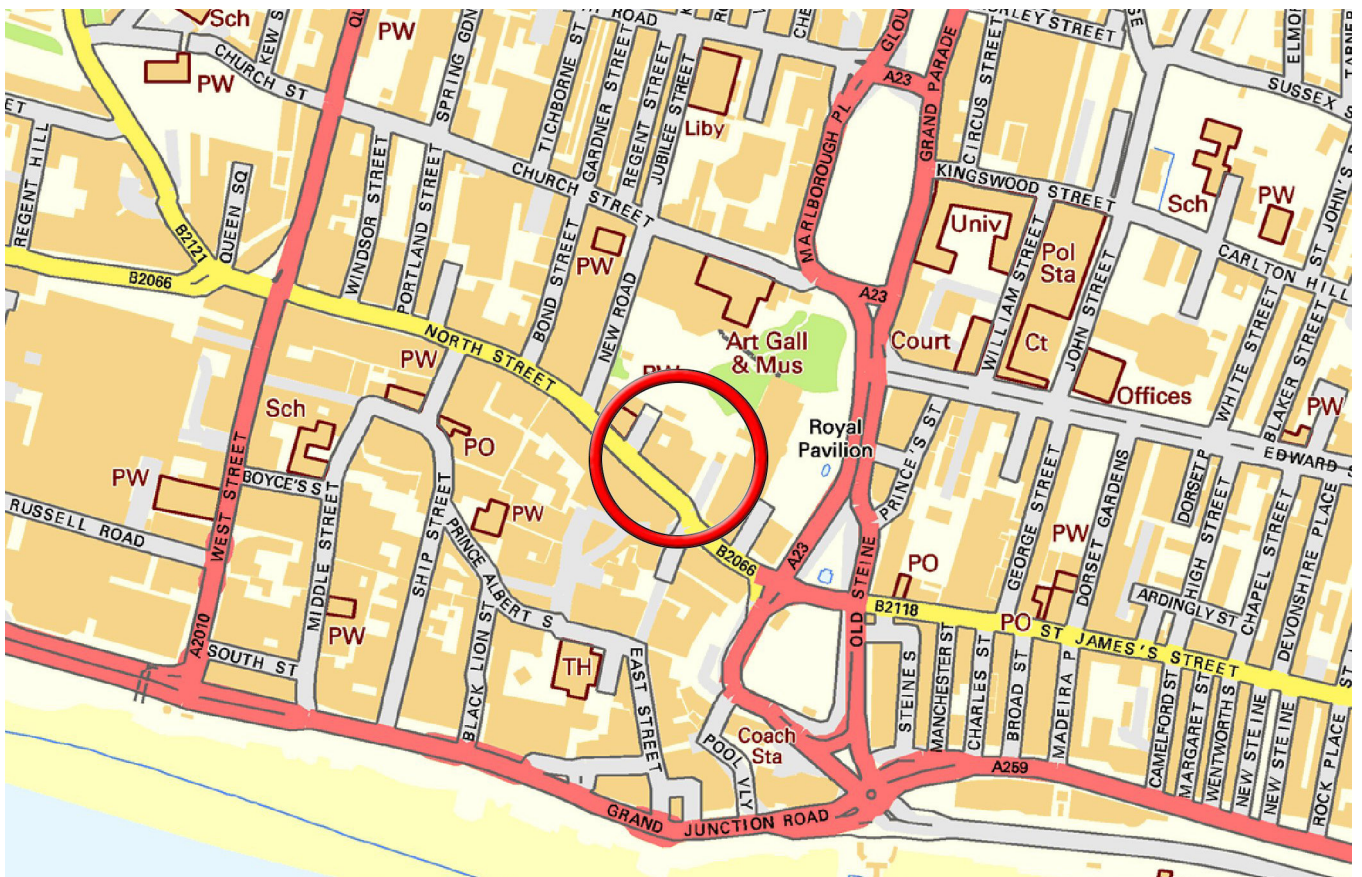
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