



**1st & 2nd Floors, 20-21 Trafalgar Street  
Brighton BN1 4EQ**

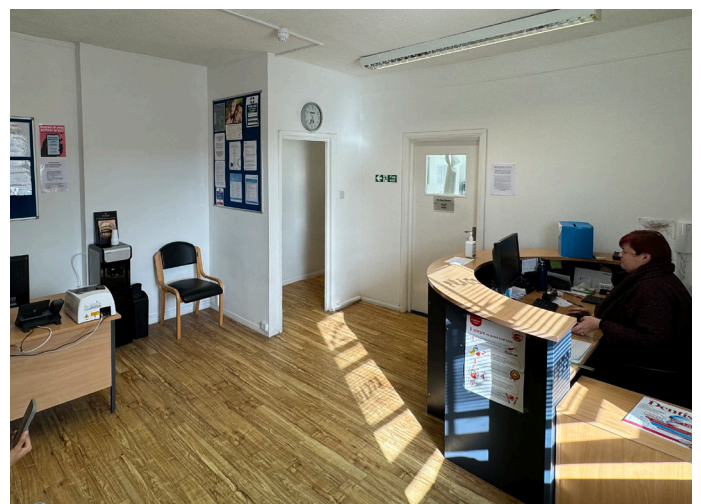
**TO LET**

## CLASS E UNIT IN NORTH LAINE

1,291 Sq ft / 119.95 Sq m

### Key Features:

- Arranged on 1st & 2nd Floors
- Located in the popular North Laine area
- Close to train station
- Excellent local amenities
- Rent £22,000 per annum
- Former Dental Surgery
- New lease available
- Suitable for the provision of various treatment, medical, health related use & offices





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## Location

The property is located within central Brighton, within the popular North Laine area.

Brighton Mainline Railway Station is within easy walking distance and provides direct services to London Victoria (55 minutes) and Gatwick Airport (33 minutes). A major NCP car park is located within a short walking distance.

## Accommodation

The property is arranged over the first and second floors and benefits from additional attic space. The property is accessed via a self contained entrance on Trafalgar Street.

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

Area	Sq Ft	Sq M
First Floor	889	82.61
Second Floor	267	24.84
Attic	135	12.50
Total	1,291	119.95

## EPC

We understand the property to have an EPC rating of E (106).

## 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 effective full repairing and insuring lease at a commencing rent of £22,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## Business Rates

Rateable Value 2023: £19,500

## VAT

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

## Legal Fees

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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**Flude**  
PROPERTY CONSULTANTS

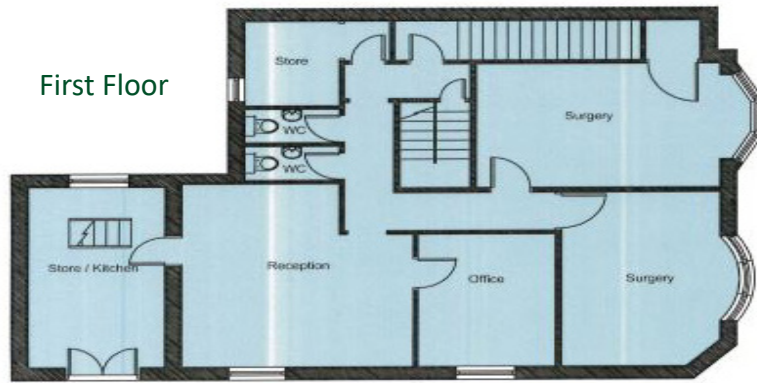




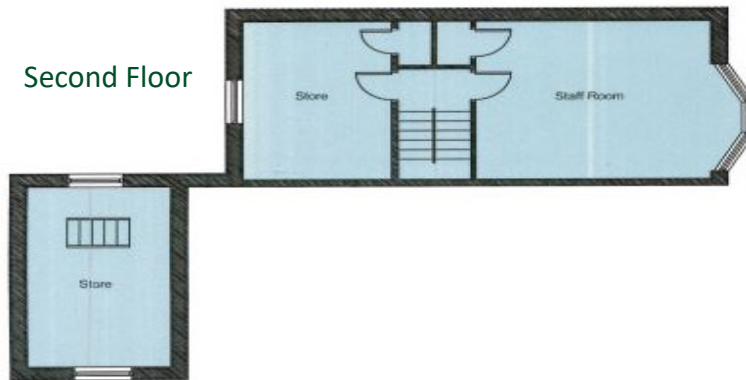


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First Floor



Second Floor



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH