

# PRIME RETAIL BUILDING TO LET



**32 SHIP STREET**

**BRIGHTON, BN1 1AD**



01273 321 123

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## Location

Situated in the heart of central Brighton, close to The Lanes and within walking distance of Brighton Seafront. Ship Street receives a high amount of footfall and is regarded as one of Brighton's busiest thoroughfares. Occupiers close by include The Ivy In The Lanes, Ivy Asia, Pizza Pilgrims, Fred Perry and ASK Italian.

## Accommodation

A chance to occupy a full commercial building in the heart of central Brighton that would suit a variety of commercial users. The accommodation comprises of open plan ground floor sales area, first floor office and w/c facility plus second and lower ground floor storage space.

|                            |                           |                           |
|----------------------------|---------------------------|---------------------------|
| Ground Floor               | 291 ft <sup>2</sup>       | 27.1 m <sup>2</sup>       |
| Lower Ground Floor         | 216 ft <sup>2</sup>       | 20.1 m <sup>2</sup>       |
| First Floor                | 201 ft <sup>2</sup>       | 18.7 m <sup>2</sup>       |
| Second Floor               | 142 ft <sup>2</sup>       | 13.2 m <sup>2</sup>       |
| <b>Total Accommodation</b> | <b>850 ft<sup>2</sup></b> | <b>79.1 m<sup>2</sup></b> |

## Terms

A new full repairing and insuring lease at a guide rent of **£32,500 per annum** exclusive, for a term to be agreed subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £25,250

**EPC** C 66

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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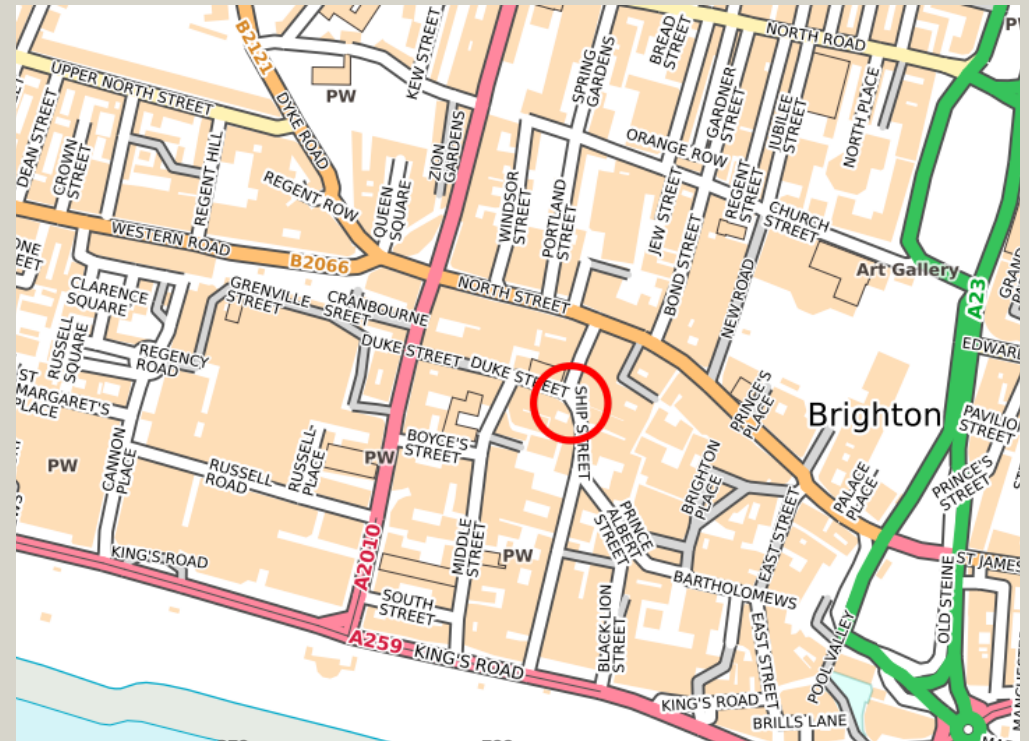
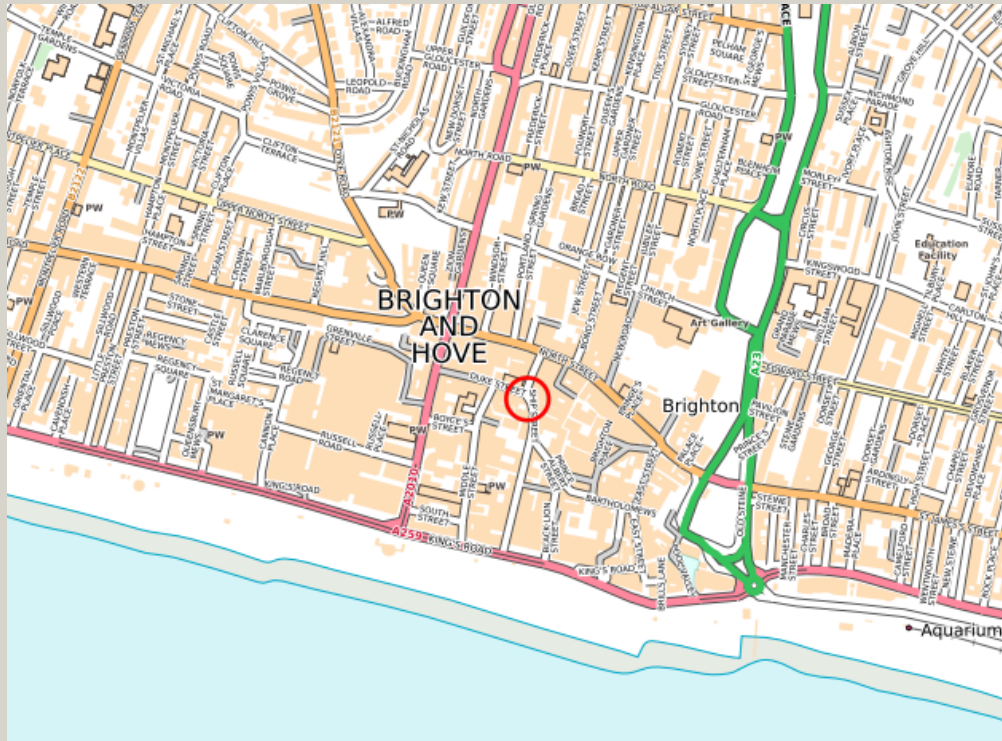
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services not tested  
all measurements are approximate

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