

PRIME RETAIL UNIT

TO LET



27 BOND STREET

BRIGHTON BN1 1RD



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in one of Brighton's premier commercial thoroughfares and close to the junction with Church Street and North Street, forming part of the vibrant and diverse North Laine. Benefitting from high footfall from tourists and locals with numerous amenities close by including bars, hotels, car parks and frequent bus services.

Accommodation

A chance to acquire this prime retail premises in the heart of the North Laine area which would suit a variety of commercial traders. The accommodation is configured over lower ground, ground and first floors with large open plan sales. Stairs lead to the lower ground and first floor areas which is used for stock storage and office with staff breakout area, kitchenette and WC.

Lower Ground Floor	832 ft ²	77.2 m ²
Ground Floor	781 ft ²	72.5 m ²
First Floor	424 ft ²	39.3 m ²
TOTAL	2,037 ft²	189.0 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£65,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £40,500

EPC Rating to be assessed

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate

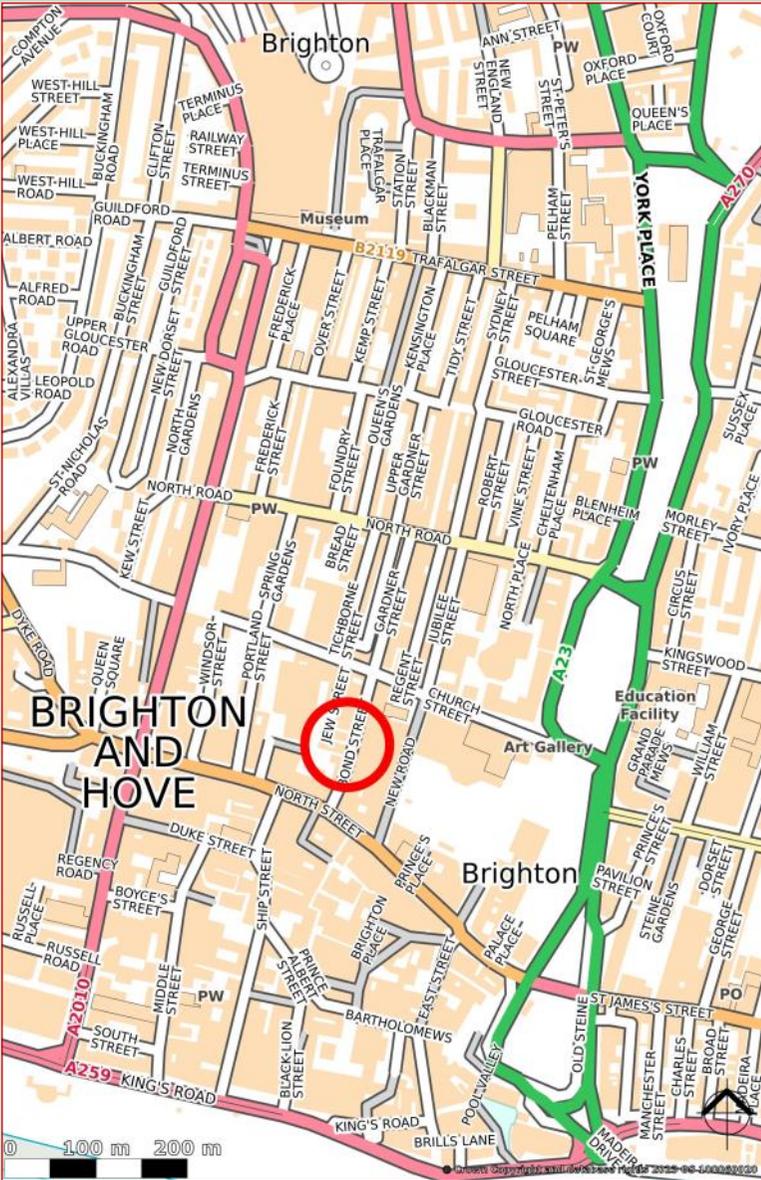


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