

NORTH LAINE E CLASS PREMISES

TO LET



3 KENSINGTON PLACE

BRIGHTON BN1 4EJ



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated within the vibrant North Laine area of central Brighton, one of the premier trading locations within the city. Renowned for its quirky and specialist retailers, cafes, restaurants and bars, this area benefits from a high footfall at all times of the year but is enhanced over the weekends and holiday seasons by locals and tourists.

Accommodation

An opportunity to occupy this E class premises which would suit a variety of commercial traders. Comprising of ground floor and lower ground floor with open plan sales area and rear partitioned office, kitchenette and WC. The lower ground floor is used for storage space. The unit benefits from being recently refurbished with spot lighting, timber flooring and electric heating. There is a large forecourt area to the front.

Ground Floor	350 ft ²	32.5 m ²
Lower Ground Floor	75 ft ²	6.97 m ²
TOTAL	425 ft²	39.45 m²
Forecourt - 14'8 max depth x 10'9 max width		

Terms

The premises are held on an effective full repairing and insuring lease for a term of 10 years from 5 December 2017 at a passing rent of £17,500 per annum exclusive. The property may be elected for VAT. Each party is to be responsible for their own legal fees.

Rateable Value £10,000

EPC Rating C - 59

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

amenities and services not tested
measurements are approximate

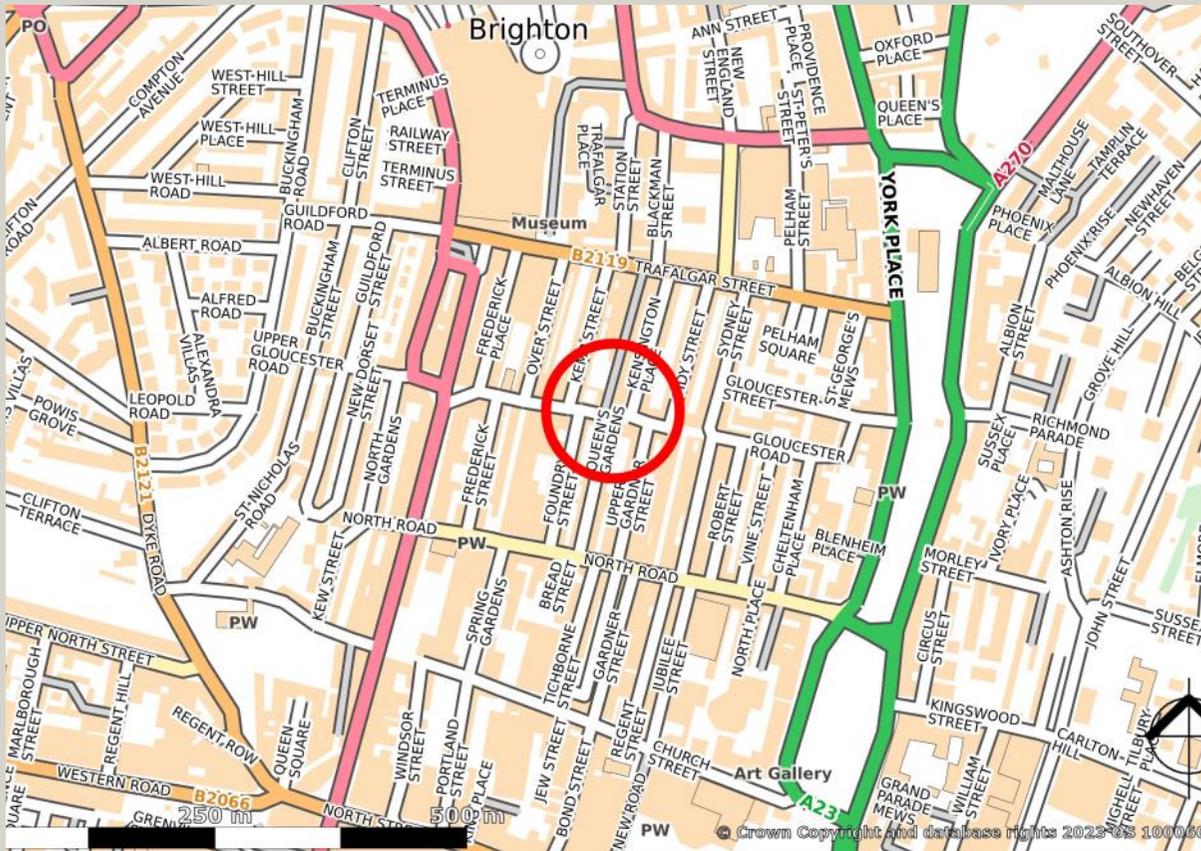


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