

FITNESS STUDIO

TO LET



24-25 YORK PLACE

BRIGHTON, BN1 4GU



01273 321 123

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Location

Situated in York Place and within the new Valley Gardens scheme, close to the junction of London Road and the A270. York Place provides one of the main routes into and out of the city centre with the vibrant North Laine a short walk away. Close by traders include MEATliquor Bar & Restaurant, Hobgoblin, Aldi and Nando's.

Accommodation

A unique opportunity to occupy this ground floor double fronted fitness studio comprising of open plan accommodation, separate toilet and shower facility. Track spot lighting is throughout alongside an air con / heating system.

Ground Floor accommodation	882 ft ²	81.94 m ²
Total Accommodation	882 ft²	81.94 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £24,000 per annum, exclusive, subject to rent reviews at appropriate intervals. The property is elected for VAT and therefore VAT is applicable on the terms quoted. Each party is to be responsible for their own legal fees.

Rateable Value £23,750

EPC To be assessed



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



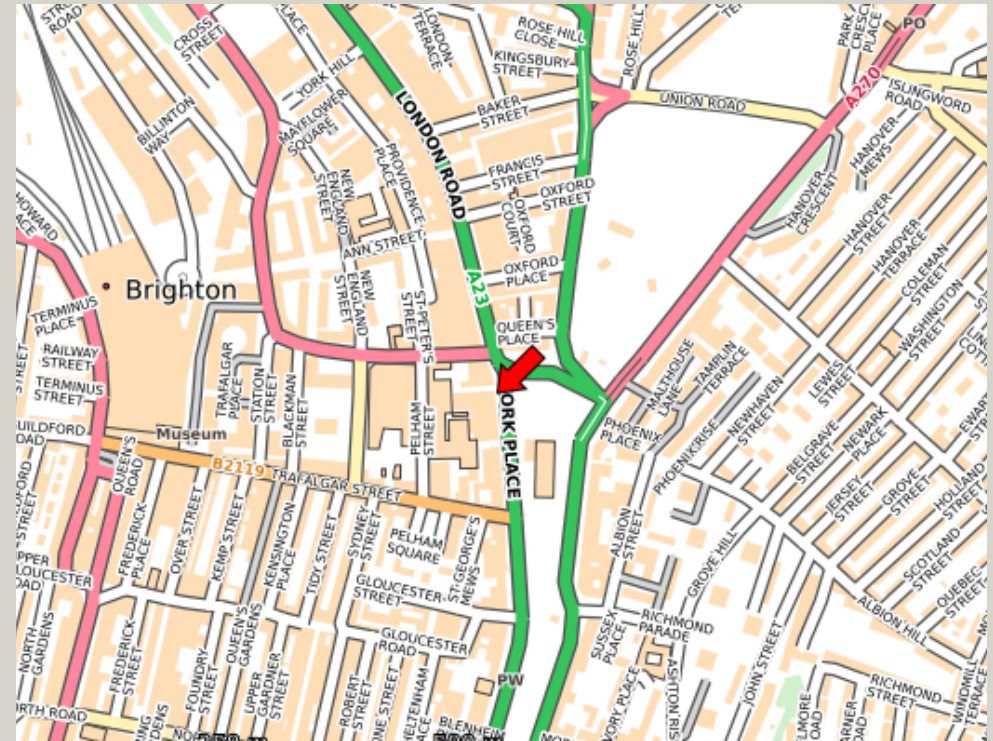
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services not tested
all measurements are approximate

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