

# RARELY AVAILABLE NORTH LAINE RETAIL BUILDING HIGH FOOTFALL LOCATION TO LET



**18 KENSINGTON GARDENS**

**BRIGHTON BN1 4AL**



01273 321 123

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## Location

Situated in this popular pedestrianised North Laine thoroughfare, well renowned for its colourful specialist retail offer, pubs, restaurants and entertainment venues.

## Description

The premises briefly comprise:

Ground Floor	499 ft <sup>2</sup>	46 m <sup>2</sup>
Basement	271 ft <sup>2</sup>	25.17 m <sup>2</sup>
First Floor	276 ft <sup>2</sup>	25.14 m <sup>2</sup>
Second Floor	256 ft <sup>2</sup>	23 m <sup>2</sup>
Roof Space	133 ft <sup>2</sup>	12 m <sup>2</sup>

amenities and services not tested  
measurements are approximate

## Terms

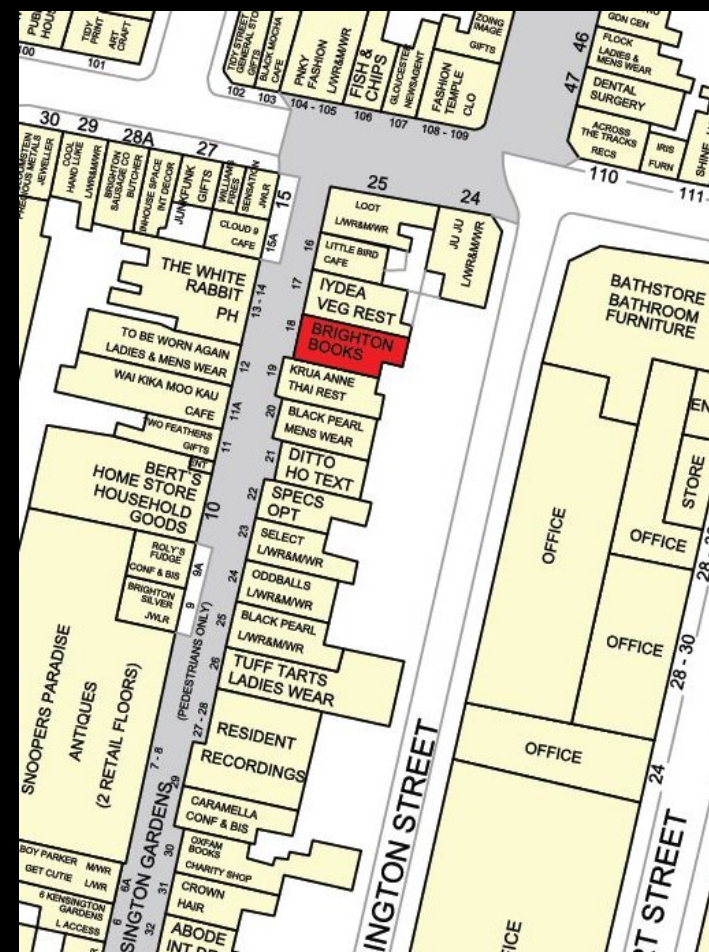
The premises are **TO LET** on a new lease for a term to be agreed.

Offers of rental are invited in the region of **£35,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

**Rateable Value** £23,000

**EPC Rating** D 76-100 100 This is low energy efficient the building is.

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



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