

**PRIME RETAIL AREA
RESTAURANT / CAFÉ A3 USE
Ground & Lower Ground Floor Storage**

TO LET



17-18 BRIGHTON SQUARE

BRIGHTON BN1 1HD



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in a modern square within the famous Lanes and making up part of the new Hannington's Lane development.

The Lanes is a renowned tourist location for its speciality shops, located between the busy thoroughfares of East Street and North Street, with Brighton's seafront and its attractions to the south (see location plan).

Accommodation

Ground Floor	818 ft ²	76.00 m ²
Lower Ground Floor	92 ft ²	8.54 m ²

services not tested
all measurements are approximate

Terms

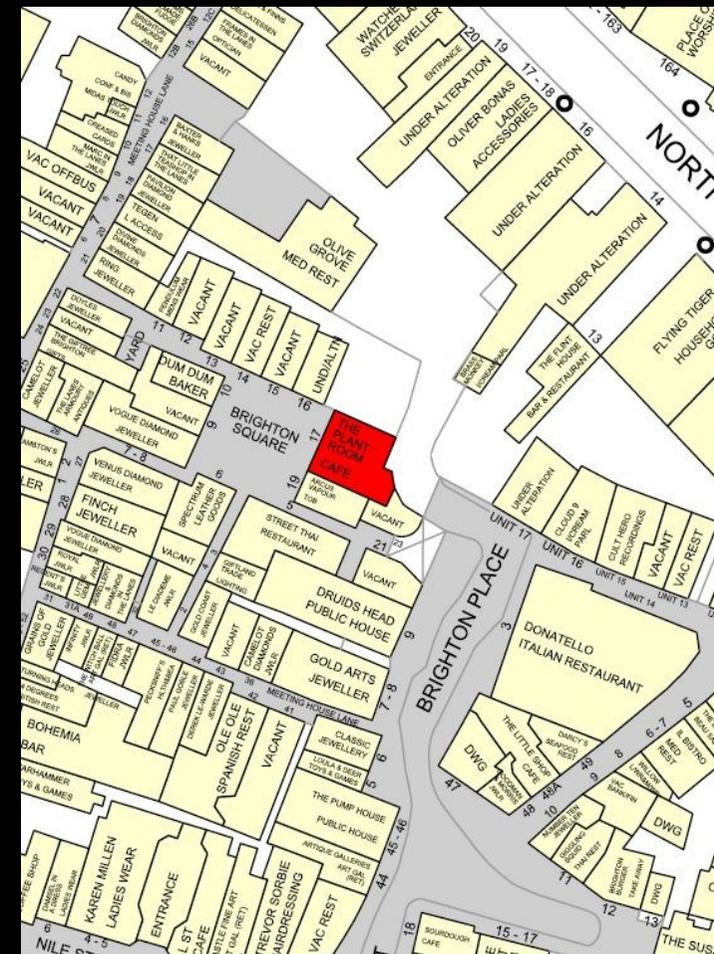
The premises are **TO LET** on a new full repairing and insuring lease for a term to be agreed

Offers of rental are invited at **£36,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

VAT is not chargeable on the terms quoted.

Rateable Value £30,750

EPC  This is how energy efficient the building is.



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



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321123

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