PRIME RETAIL UNIT
WITH SELF CONTAINED 2 BED MAISONETTE

TO LET

MARKET STREET

TO LET
GRAVES SON & PILCHER

VOTED: BEST SANDWICH SHOP

THE LITTLE SHOP
EST.

TEA CAKES
CREAM TEAS
HOME MADE
SOUPS
WELSH RAREBIT
SANDWICHES
TOASTIES

BEST
ENGLISH
BREAKFAST
£6.45

LITTER &
DOG WASTE

48 MARKET STREET

BRIGHTON BN1 1HH

EST. 1897

GRAVES SON & PILCHER

LIST OF PROPERTIES

01273 321 123   GSP.UK.COM

Location

Situated in the heart of Brighton's historic Lanes in Market Street, one of Brighton's busiest commercial thoroughfares. Local traders include Donatello, The Breakfast Club, Giggling Squid, The Pump House Public House and The Druids Head Public House.

Accommodation

Configured as a ground and lower ground floor commercial shop with self contained 2 bedroom maisonette over. The shop benefits from being configured as open plan with large double frontage, period features, lower ground floor workshop / store with kitchenette and WC.

The residential accommodation is accessed from Brighton Place and consists of first floor kitchen, lounge, WC and bedroom with shower facility. Stairs lead to bedroom 2 and main bathroom on the second floor. There are period features throughout.

Ground & Lower Ground Floor	Shop	282 ft²	26.2 m²
First & Second Floor	Maisonette	Living room, kitchen, 2 bedrooms, bathroom, separate WC	

Terms

The premises are **TO LET** on a new full repairing and insuring lease, for a term to be agreed at an introductory commencing rental in the region of **£30,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. VAT may be chargeable on the terms quoted. Each party is to be responsible for their own legal fees.

Rateable Value   £21,500

EPC   Shop - applied for   Maisonette - E 51

services not tested
all measurements are approximate

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

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