

PRIME RETAIL PREMISES TO LET



3B KENSINGTON GARDENS

BRIGHTON BN1 4AL



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of the North Laine area of Brighton within a pedestrianised commercial thoroughfare and being one of the premier trading locations within Brighton. 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

A rare opportunity to occupy this retail premises in the heart of the North Laine which would suit a variety of occupiers. Comprising of ground floor accommodation with sales area and rear storage space with WC facility. Timber flooring is throughout with strip fluorescent lighting and glass frontage.

Ground Floor Sales	256 ft ²	23.8 m ²
Rear Storage	22 ft ²	2.0 m ²
TOTAL	278 ft²	25.8 m²
Forecourt Area - 11'9 x 5'6		

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£20,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £14,500

EPC Rating C - 57

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

amenities and services not tested
measurements are approximate

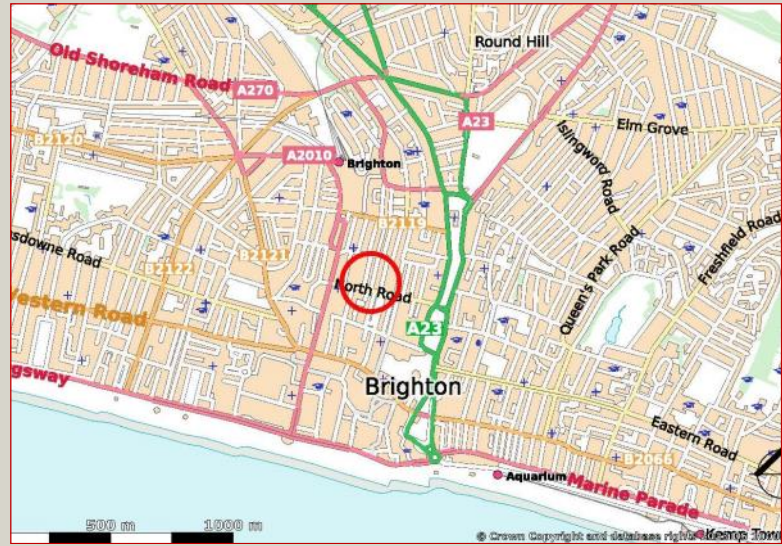
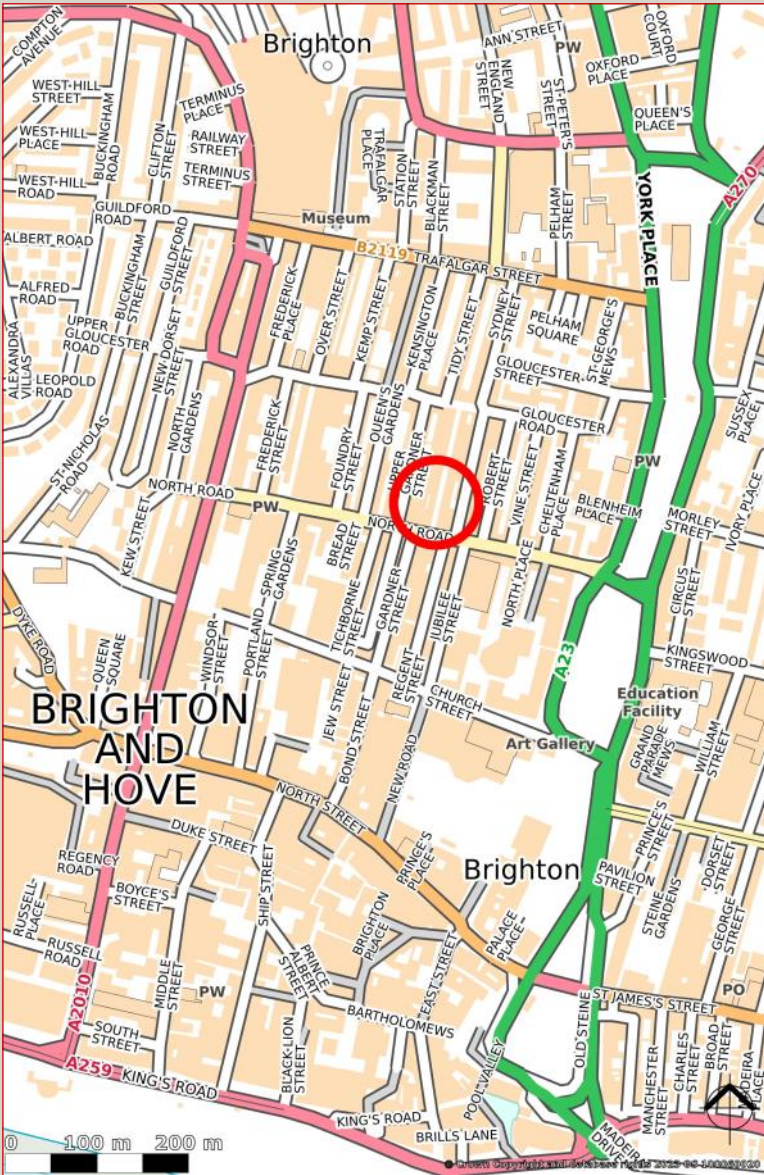


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