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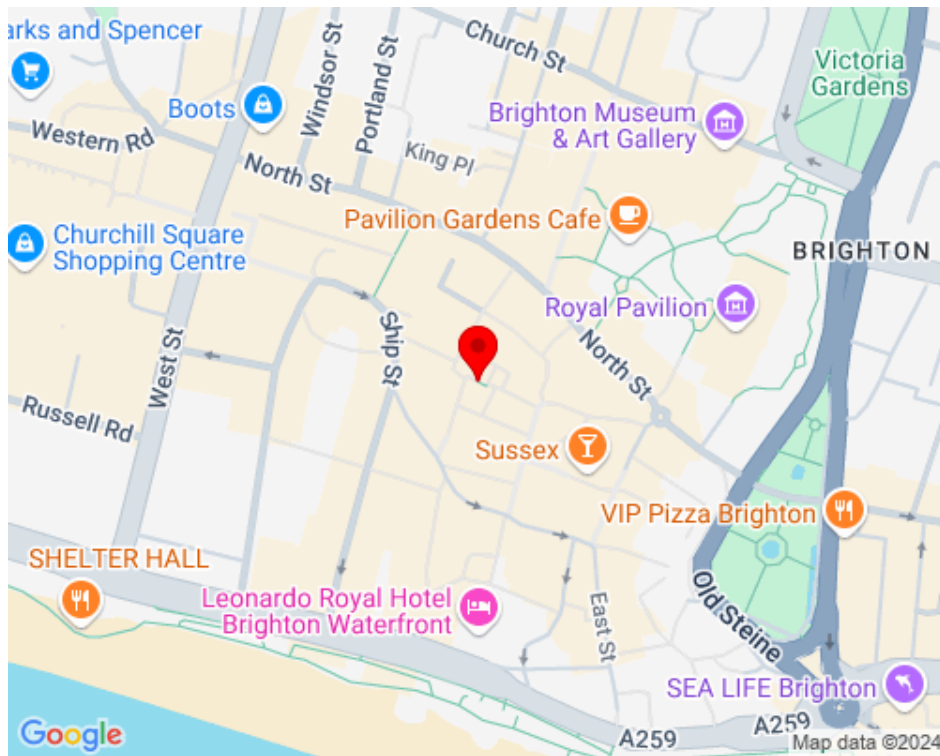
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43 Brighton Square, Brighton, BN1 1HD

TO LET: PRIME RETAIL/MEDICAL/LEISURE UNIT IN BRIGHTON SQUARE

# LOCATION



Located in the heart of Brighton's famous Lanes area, situated between the established Brighton Square and the new Hannington Lane specialist retail development. The location offers high pedestrian flow at all times of the day, thanks to a constant stream of tourists and local residents.

Directly opposite, you'll find the Coppa Club restaurant, and other well-known brands in the area include the Gingerman Group, Brass Monkey, Watches of Switzerland, Hotel Chocolat, Oliver Bonas, and Habitat, among others.

## Description

A newly formed Ground Floor Retail/Medical/Fitness/Leisure Unit suitable for a variety of uses with approximately 1,000 sq ft of open plan trading area.

With its desirable location between the Hannington Lane specialist retail development and the established Brighton Square, this is a fantastic opportunity for businesses looking to establish themselves in one of Brighton's most vibrant and popular areas.

## Key Features

- Newly Formed Class E Unit
- Adjacent to Brighton Square & Hannington Lane
- Open Plan
- New Lease - Flexible Terms

## Accommodation

Ground Floor Unit: 1,027 sq ft (95.4 m<sup>2</sup>)

Floor-to-ceiling height: 2.4m

## Specification

The unit will be finished to a shell specification with provisions for electrics, water and soil connection and await ingoing tenants' new shopfront.

**The landlord prepared to contribute to the works via a rent-free**

**period, subject to tenant covenant and lease terms.**

## Terms

A new lease is available on flexible leasing terms.

## Lease

For a term to be negotiated.

Ground Floor Unit: £25,000 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution.

## Business Rates

To be re-assessed by Brighton & Hove City Council.

## VAT

VAT may be payable on the terms quoted.

## Legal Fees



Each party is to pay for their own.

## Viewing Arrangements

Strictly via prior appointment through joint sole agents Graves  
Jenkins (t: 01273 701070) and Graves Son & Pilcher.

















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