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171 Edward Street, Brighton, BN2 0JB  
TO LET: PRIME RETAIL/OFFICE OPPORTUNITY

# LOCATION



Situated at the heart of a lively community, Edward Street is a prime location that offers easy access to both the Seafront and Brighton Station. The street is lined with a diverse mix of local traders, surrounded by a thriving residential community.

The area is also home to major landmarks such as the American Express HQ, as well as new developments such as the Edward Street Quarter and Circus Street. Additionally, the location provides close proximity to multiple campuses of Brighton University and Brighton College, making it an ideal spot for businesses also seeking to tap into the local academic community.

## Description

This period property on the highly sought-after Edward Street boasts an attractive facade with a sizeable display frontage, ideal for capitalizing on the passing traffic. The interior is recently renovated and offers a versatile blank canvas, ready for a bespoke fit-out to for an in-going tenant.

Located in the heart of a bustling community of independent traders, this self-contained property is ideal for those seeking a prime location with a strong local presence. With a layout that lends itself to a variety of retail or office uses, the accommodation is ready for immediate occupancy.

## Key Features

- Eligible for Full Small Business Rates Relief
- Impressive Display Frontage
- Self-Contained Over Two Floors
- Edward Street Location
- Versatile Blank Canvas

## Accommodation

Ground Floor: 413 sq ft (38.37 m<sup>2</sup>)

- Internal Width - 15.83 ft (max)
- Internal Depth - 24.35 ft

Double-glazed main shopfront and a mostly open-plan ground floor with amenities, including two W/Cs and an office/storage measuring 58 sq ft, at the rear.

First Floor: 352 sq ft (32.70 m<sup>2</sup>)

- Internal Width - 16.07 ft (max)
- Internal Depth - 23.81 ft (max)

The first floor features a spacious window fronting Edward Street with an open-plan layout. At the rear, newly rewired and spotlighting, with double French doors leading to a small outdoor courtyard area.

**Total Accommodation: 765 sq ft (71.07 m<sup>2</sup>)**

## Lease

A new lease is available on flexible leasing terms.

Guide Rent - £22,000 per annum exclusive.

## Rent Review



To be negotiated.

## Repairing Liability

Effective Full Repairing and Insuring.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £10,500.00
- Rates Payable:
- Valid from: April 2023 (current)

Potential Benefit from Small Business Rates Relief.

## VAT

VAT may be payable on the terms quoted.

## Legal Fees

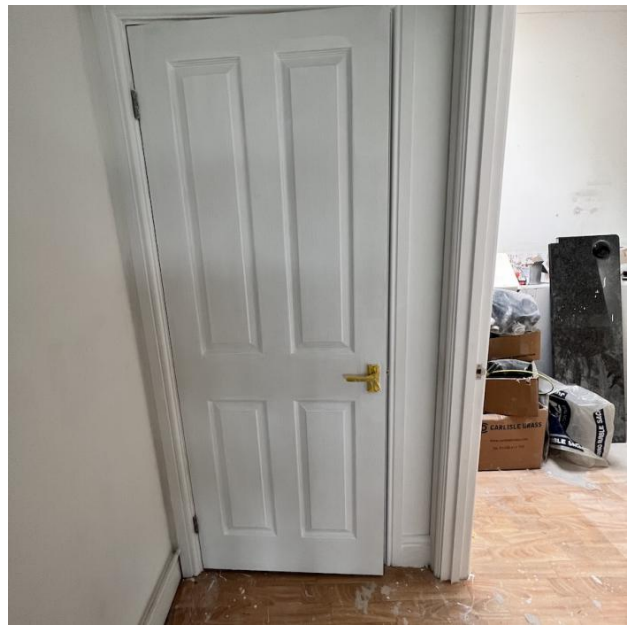
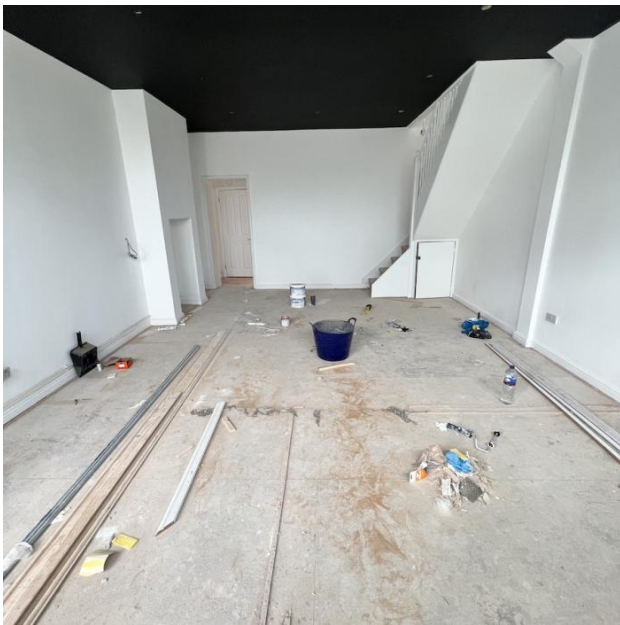
TBC.

## Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).











GET IN TOUCH  
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