



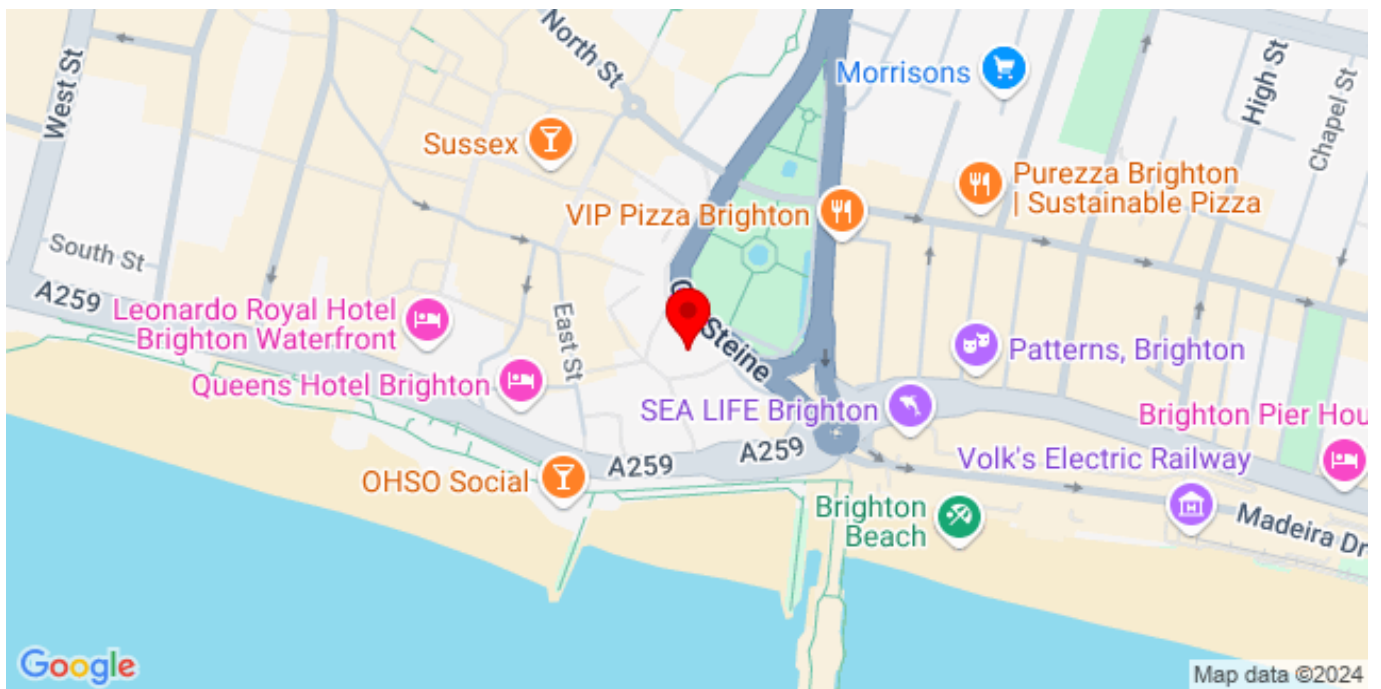
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11-12 Pool Valley, Brighton, East Sussex,  
BN1 1NJ  
TO LET: VERSATILE LOCK UP SHOP

# LOCATION



Situated at the heart of a lively community, Pool Valley is a prime location that offers easy access to both the iconic Seafront and Brighton Station, alongside sitting adjacent to the city's main national bus and coach terminus. It is also nestled within easy walking distance of several renowned landmarks, including the Old Steine, Brighton Pier, and the bustling retail hubs of East Street and the Brighton Lanes.

Notable establishments include The Mock Turtle, Boho Gelato, East Street Tap, Toni & Guy, The Bok Shop, Pitcher and Piano, Barbour, REISS, English's of Brighton, and Russell & Bromley nearby.

## Description

Currently occupied by a hair and beauty salon, this well-presented lock-up shop spans the Basement, Lower Ground, and Ground Floors, offering south-facing pavement space. The recently renovated interior is suitable for a variety of tenants and is now available on flexible lease terms, ready for immediate occupancy.

Located in Pool Valley, the property boasts a prime location next to the city's main national bus and coach terminus and is just steps from Brighton's iconic seafront.

## Key Features

- Prime Brighton seafront location
- Prominent double-fronted shopfront
- Sunlit south-facing pavement area
- Flexible new lease terms available

## Accommodation

Self-contained property across Basement, Lower Ground and Ground Floor accommodation arranged as follows:

**Ground Floor** - 482 sq ft (44.8 m<sup>2</sup>)

- Internal Width (max): 32'5"
- Internal Depth (max): 18'5"
- Floor-to-Ceiling: 12.02 feet

**Lower Ground Floor** - 171 sq ft (15.9 m<sup>2</sup>)

- Internal Width (max): 7'9"
- Internal Depth (max): 22'
- Floor-to-Ceiling: 7.42 feet

**Basement** - 227 sq ft (21.1 m<sup>2</sup>)

**Total Accommodation (NIA): 880 sq ft (81.8 m<sup>2</sup>)**

Noteworthy features include an attractive display frontage, ample natural light to main trading area, south facing pavement area, engineered oak flooring, good floor to ceiling height, DDA compliant Ground Floor WC, multiple storage facilities, and potential relief from Small Business Rates Relief (SBRR).

## Lease

A new lease is available on flexible leasing terms.

Guide Rent - £16,000 per annum, exclusive.



## Rent Review

By negotiation.

## Repairing Liability

Internal Repairing (to include shopfront) & Insuring.

## Business Rates

To be reassessed.

- Billing Authority: Brighton & Hove
- Description: Art gallery, cafe bar and tattoo parlour
- Rateable Value: £-
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## VAT

VAT will be payable on the terms quoted.

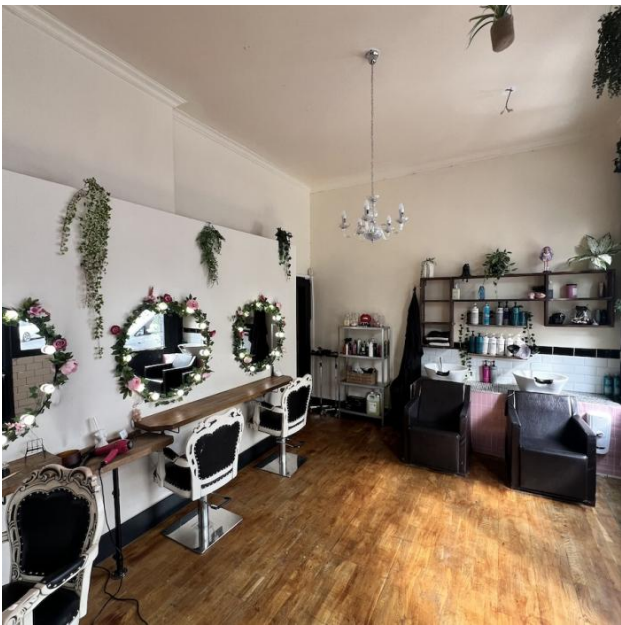
## Legal Fees

Each party is to pay their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).











GET IN TOUCH  
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