

**GROUND FLOOR RETAIL/WORKSHOP/STUDIO
SUITBALE FOR A VARIETY OF USES
1149 sq ft
TO LET**



**9 PRINCES STREET
BRIGHTON
BN2 1RD**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

LOCATION The property is situated just off the bottom of Edward Street midway along Princes Street. The Lanes, seafront and Brighton train Station are all within walking distance and easy access to A23 out of Brighton. There is a mixture of commercial and residential in the surrounding area including the new AMEX offices.

ACCOMMODATION The premises comprise ground floor Retail/workshop/studio as follows:

Room 1 **223 sq ft**

- Concrete Floor
- Sink

Room 2 **449 sq ft**

- Tiled & Concrete Floor
- Large Roller Shutter
- Access to WC

Room 3 **477 sq ft**

- Raised Floor

Total Accommodation **1149 sq ft (105 m2)**

TENURE Leasehold

LEASE New lease to be agreed

RENT £22,000 per annum exclusive

UNIFORM BUSINESS RATES	Description:	Store and Premises
	Rateable Value:	£8,100
	Rates Payable:	£3,920.40

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Ltd
Tel: 01273 233333