

**SUI GENERIS SHOP/OFFICE
SUITABLE FOR VARIETY OF USES
INCLUDING LAUNDRETTE
TO LET**



**117 ISLINGWORD ROAD
BRIGHTON
BN2 9SG**

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LOCATION The property is situated in a predominantly residential area at the top of Islingword Road, Brighton. Central Brighton, London Road and Brighton mainline Station are all accessible on foot from this location. The main commercial thoroughfare of Lewes Road is short walk to the West.

ACCOMMODATION The premises comprise ground floor shop/office, arranged as follows:

SHOP/OFFICE **560 sq ft (51 m2)**

- Carpeted
- Night Storage Heaters
- WC
- Kitchenette
- Rear Access
- Sui Generis Use

TENURE Leasehold

LEASE New Lease

RENT OIRO £10,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£7,500
Rates Payable:	£3,375

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 Property Ltd
Tel: 01273 233333