

**SUPERBLY LOCATED RETAIL PREMISES  
SUITABLE FOR VARIETY OF USES  
1601 sq ft OVER 4 FLOORS  
NO PREMIUM**



**6 PRINCE ALBERT STREET  
BRIGHTON  
BN1 1HE**

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**LOCATION** The property is situated southern side of Prince Albert Street which is in the heart of the southern lanes. Nearby retailers include The Mesmerist, Zizzi'z, Food for Friends, Costa Coffee and many other major retailers.

**ACCOMMODATION** The premises comprise ground floor shop with basement store and first and second floor accommodation, arranged as follows:

**SHOP** **615 sq ft (57 m2)**

- Rear access
- Good Natural Light

**BASEMENT** **414 sq ft (38 m2)**

- Restricted Head Height

**FIRST FLOOR** **377 sq ft (35 m2)**

- Suitable for further retail space

**SECOND FLOOR** **195 sq ft (18 m2)**

**TOTAL** **1601 sq ft (146 m2)**

**TENURE** Leasehold

**LEASE** New Lease to be negotiated

**RENT** £29,950 + VAT per annum exclusive

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Shop and Premises</b>
Rateable Value:	£32,750
Rates Payable:	£15,392.50

**VAT** VAT is 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**