

DOUBLE FRONTED RETAIL PREMISES
POSSIBLE D2 GYM USE (STNPC)
2,653 SQ FT (COULD BE SPLIT)
INCENTIVES AVAILABLE



65-66 LONDON ROAD
BRIGHTON
BN1 4JE

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LOCATION

The property is situated in a highly prominent retail location of London Road. The surrounding area is a mix of retailers, bars, restaurants and pubs. Access into the centre of Brighton and Brighton station is also not to far away.

ACCOMMODATION

The premises comprise ground floor shop with rear access, arranged as follows:

SHOP **2653 sq ft (246 m2)**

OR

GROUND FLOOR UNIT 1 **1200 SQ FT (111 m2)**

GROUND FLOOR UNIT 2 **1200 SQ FT (111 m2)**

- Gross frontage 35'6
- Possible change of use to D2
- Incentives available

**TENURE**

Leasehold

LEASE

New FRI Lease to be agreed

RENT

£40,000 per annum exclusive

If Split:-

Ground floor Unit 1 £20,000 pax

Ground floor Unit 2 £20,000 pax

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£35,750
Rates Payable:	£16,802

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