

**A1 RETAIL OPPORTUNITY
AVAILABLE NOW
1601 sq ft OVER 4 FLOORS
REDUCED RENT**



**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 A1 Retail premises over four floors, 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 SHOP/STORE **377 sq ft (35 m2)**

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

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

TENURE Leasehold

LEASE New Lease to be negotiated

RENT £20,000 + VAT per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
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