

**GROUND FLOOR FORMER TATTOO STUDIO**  
**AVAILABLE NOW**  
**267 Sq Ft**  
**TO LET**



**181 EDWARD STREET**  
**BRIGHTON**  
**BN2 0JB**

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<b>LOCATION</b>	The property is situated at the bottom of Edward Street close to the Junction with the Grand Parade and Pavilion Parade. 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.	
<b>ACCOMMODATION</b>	The premises comprise ground floor former tattoo studio unit as follows:	
	<b>SHOP</b>	<b>267 sq ft</b>
	<ul style="list-style-type: none"> <li>• Carpeted</li> <li>• Outside WC</li> <li>• Central Location</li> <li>• High Visibility</li> <li>• Outside WC</li> </ul>	
<b>TENURE</b>	Leasehold	
<b>LEASE</b>	New lease to be agreed	
<b>RENT</b>	£9,500 per annum exclusive	
<b>UNIFORM BUSINESS RATES</b>	<b>Description:</b>	<b>Shop and Premises</b>
	Rateable Value:	£2,800
	Rates Payable:	£1,355.20
<b>VAT</b>	VAT is not chargeable on the terms quoted	
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs	
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Ltd</b> <b>Tel: 01273 233333</b>	