

**GROUND FLOOR D1/D2/B1 SUITE
SUITABLE FOR VARIETY OF USES
729 SQ FT (68 M2)**

REDUCED RENT



**34/36 ST GEORGES ROAD
BRIGHTON
BN2 1ED**

LOCATION

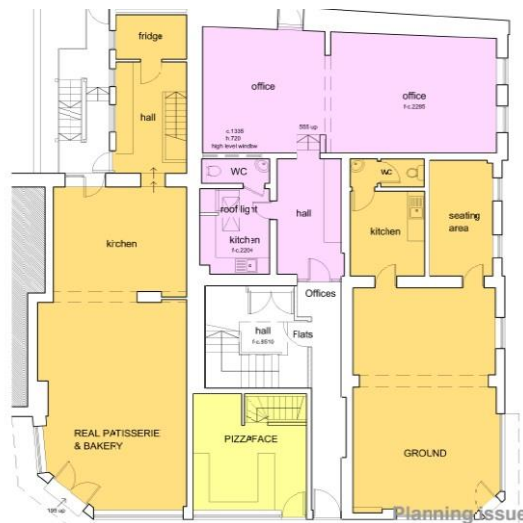
Situated on the northern side St Georges Road, in a parade of shops in this busy commercial thoroughfare. The main A259 seafront road is a short distance to the south while Sussex county hospital is a short distance to the north.

ACCOMMODATION

The premises comprise ground floor B1/D1/D2 suite, arranged as follows:

ENTRANCE HALL/WAITING AREA	104 sq ft
KITCHEN + WC	116 sq ft
OFFICE/STUDIO	509 sq ft

- Open Plan
- Newly decorated
- Good Natural Light



AREA IN PURPLE

TENURE	Leasehold				
LEASE	New Lease				
RENT	£15,000 per annum exclusive				
UNIFORM BUSINESS RATES	<table><tr><td>Description:</td><td>Office and Premises</td></tr><tr><td>Rateable Value:</td><td>£TBC</td></tr></table>	Description:	Office and Premises	Rateable Value:	£TBC
Description:	Office and Premises				
Rateable Value:	£TBC				
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				