

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



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

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LOCATION

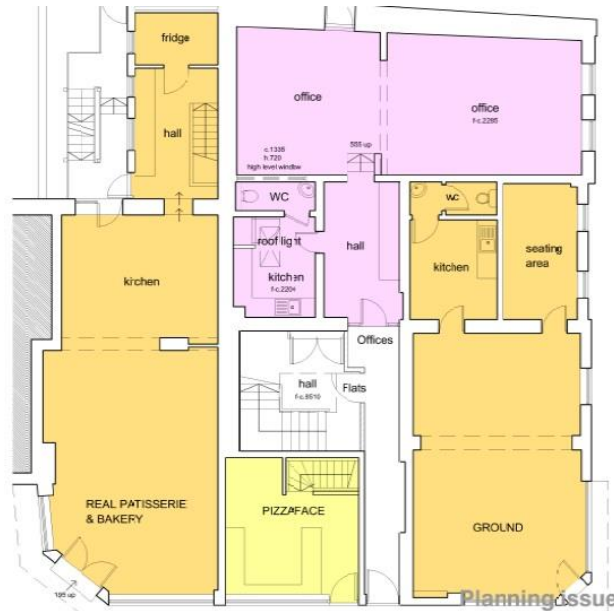
Situated on the northern side St Georges Road, in a parade of shops in this busy commercial thoroughfare. The main A259 seafront road is a short distance to the south while Sussex county hospital is a short distance to the north.

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

OIRO £17,500 per annum exclusive

UNIFORM BUSINESS RATES

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