

**HIGHLY PROMINENT SHOP/OFFICE PREMISES
SUITABLE FOR VARIETY OF USES
RENT FREE AVAILABLE
TO LET**



**47 NORFOLK SQUARE
BRIGHTON
BN1 2PE**

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LOCATION	Situated in a highly prominent position in Brighton and Hove cities main commercial thoroughfare of Western Road. The property is situated opposite Norfolk square on the Brighton and Hove borders and is surrounded by numerous individual and multiple retailers and benefits from a heavy traffic and pedestrian flow.	
ACCOMMODATION	The premises comprise ground floor shop/office, arranged as follows:	
	SHOP/OFFICE	463 sq ft (43 m2)
	<ul style="list-style-type: none"> • Corner Unit • Return Frontage • Kitchenette • Rear Access • WC + HWF 	
	LOWER GROUND FLOOR	244 sq ft (23 m2)
	<ul style="list-style-type: none"> • Full Head height • Good Storage 	
TENURE	Leasehold	
LEASE	New Lease	
RENT	£20,000 per annum exclusive	
UNIFORM BUSINESS RATES	Description:	Shop and Premises
	Rateable Value:	£15,750
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	