

**SUPERBLY LOCATED RETAIL PREMISES**  
**SOUTH LANES LOCATION**  
**474 SQ FT (43 m2)**  
**TO LET**



**9 BRIGHTON SQUARE**  
**BRIGHTON**  
**BN1 1HD**

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**LOCATION**

The property is situated in Brighton Square which forms part of the famous South Lanes shopping area. It is mainly surrounded by retail shops, jewellers, café's, restaurants and pubs. Churchill Square shopping Centre and Brighton Train Station are also walking distance away.

**ACCOMMODATION**

The premises comprise ground floor shop, arranged as follows:

**SHOP****474 sq ft (43 m2)**

- CCTV
- Security Grills
- WC + HWF
- Kitchenette
- Alarm
- Entry Phone
- 3 x Security Safes

**TENURE**

Leasehold

**LEASE**

Assignment of Current 7 year lease from March 2017

**RENT**

£22,800 per annum exclusive + VAT

**PREMIUM****OIRO £10,000 for the benefit of the safes, CCTV and security equipment**

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Shop and Premises</b>
Rateable Value:	£17,000

**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**