

**CLASS E PREMISES**  
**FLEXIBLE LEASE TERMS**  
**517 SQ FT**  
**TO LET**



**30 UPPER NORTH STREET**  
**BRIGHTON**  
**BN1 3FG**

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<b>LOCATION</b>	Situated on the prominent location in Upper North Street, Brighton. Directly to the South to the main commercial thoroughfare of Western Road Brighton and the Churchill Square Shopping Centre. Brighton Train Station is also walking distance away.	
<b>ACCOMMODATION</b>	The premises comprise a ground floor shop and basement store, arranged as follows:	
	<b>Shop</b>	<b>260 sq ft (25 m2)</b>
	<b>Rear Shop/Store</b>	<b>126 sq ft</b>
	<ul style="list-style-type: none"> <li>• WC + HWF</li> <li>• Sink Unit</li> </ul>	
	<b>Basement</b>	<b>131 sq ft</b>
<b>TENURE</b>	Lease	
<b>LEASE</b>	New flexible licence is available with terms to be agreed	
<b>RENT</b>	£12,800 Per annum exclusive	
<b>UNIFORM BUSINESS RATES</b>	<b>Description:</b>	<b>Shop and premises</b>
	Rateable Value:	£5,000
<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 Property Ltd</b> <b>Tel: 01273 233333</b>	