

**NEWLY REFURBISHED (CLASS E) PREMISES
580 SQ FT (53 M2)
STUDENT ACCOMMODATION OPPOSITE
TO LET**



**43 BAKER STREET
BRIGHTON
BN1 4JN**

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LOCATION

The property is situated in a prominent retail area just off the main commercial thoroughfare of London Road which houses a mixture of banks, coffee shops, betting shops and food outlets. Brighton railway station is 10/15 minute walk away with easy access out of Brighton on the A23.

ACCOMMODATION

The premises comprise ground floor shop, arranged as follows:

SHOP

580 sq ft (53 m2)

- WC + HWF
- Newly Refurbished

**TENURE**

Leasehold

LEASE

New FRI Lease

RENT

OIRO £14,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£9,100
Rates Payable:	£4,459

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