

**CLASS E PREMISES
SUITABLE FOR VARIETY OF USES
237 SQ FT
TO LET**



**16 SPRING STREET
BRIGHTON
BN1 3EF**

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LOCATION: Located on a quiet, historic residential street lined with characterful periodic townhouses. It sits roughly a 10-minute walk from Brighton Railway Station and a 7-minute walk to the main beach area. The main commercial throughfare of Western Road is a short walk to the South.

ACCOMMODATION: The premises comprise a ground floor Class E unit as follows:

SHOP/OFFICE: **237 sq ft**

- Carpeted
- Kitchenette
- WC + HWF



TENURE LEASEHOLD

RENT £12,000 per annum exclusive

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Each party pays their own costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Prop Ltd
Tel: 01273 233333