
1,235 SQ FT (114.7 SQ M)
LOW-COST OFFICES TO LET - £12 PER SQ FT
LEISURE & CLINIC USES INVITED
GENEROUS LANDLORD INCENTIVES AVAILABLE



A walk-through video tour of the premises can be made available via WhatsApp

REAR SUITE (FF), 49-50 NORTH STREET
BRIGHTON
EAST SUSSEX
BN1 1RH

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The property is situated in the heart of the city centre on North Street. A Google Street View of North Street can be viewed through Google Maps by typing in property's postcode BN1 1RH

ACCOMMODATION (NET INTERNAL AREA)

First Floor (Rear Suite) 1,235 sq ft (114.7 sq m)

PROPERTY FEATURES

- Male & female toilets (communal)
- Gas central heating
- Divided into two rooms
- Cat II lighting
- Kitchen

TERMS

The premises are available for rent upon a new effective full repairing and insuring lease for a term to be agreed.

A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£14,820 + VAT per annum exclusive, payable quarterly in-advance.

SERVICE CHARGE

There is a service charge of approximately £6.00 + VAT per sq ft payable for the building's upkeep. The charge principally covers gas central heating, external building repairs, general refuse, security, management fees, maintenance of common areas and supply of services within common parts (water/sewage/electricity).

GENEROUS LANDLORD INCENTIVES

Generous Landlord incentives including stepped rent, rent free and capped service charges are available for lease proposals offering two or more years. Tenant break options can also be offered.

PLANNING

The property benefits from Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Permitted uses within this Use Class allow the premises to be used for leisure and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £23,000. The Uniform Business Rate for 2026/2027 is 43.2p in the £ making the Rates Payable £9,936. We would advise interested parties to make their own enquiries to Brighton & Hove City Council Business Rates Department on 01273 291981 to verify the figures stated above or alternatively, this information is available on-line through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

The property has been assessed and graded a Band D (76) energy performance rating. A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

VIEWING ARRANGEMENTS

By appointment through sole letting agent's Henry Adams Commercial. A walk-through video tour of the accommodation can be made available via WhatsApp on request to the following mobile 07868 434449.

CONTACT

Andrew Algar – Head of Commercial Property

01273 091823

07868 434 449

andrew.algar@henryadams.co.uk

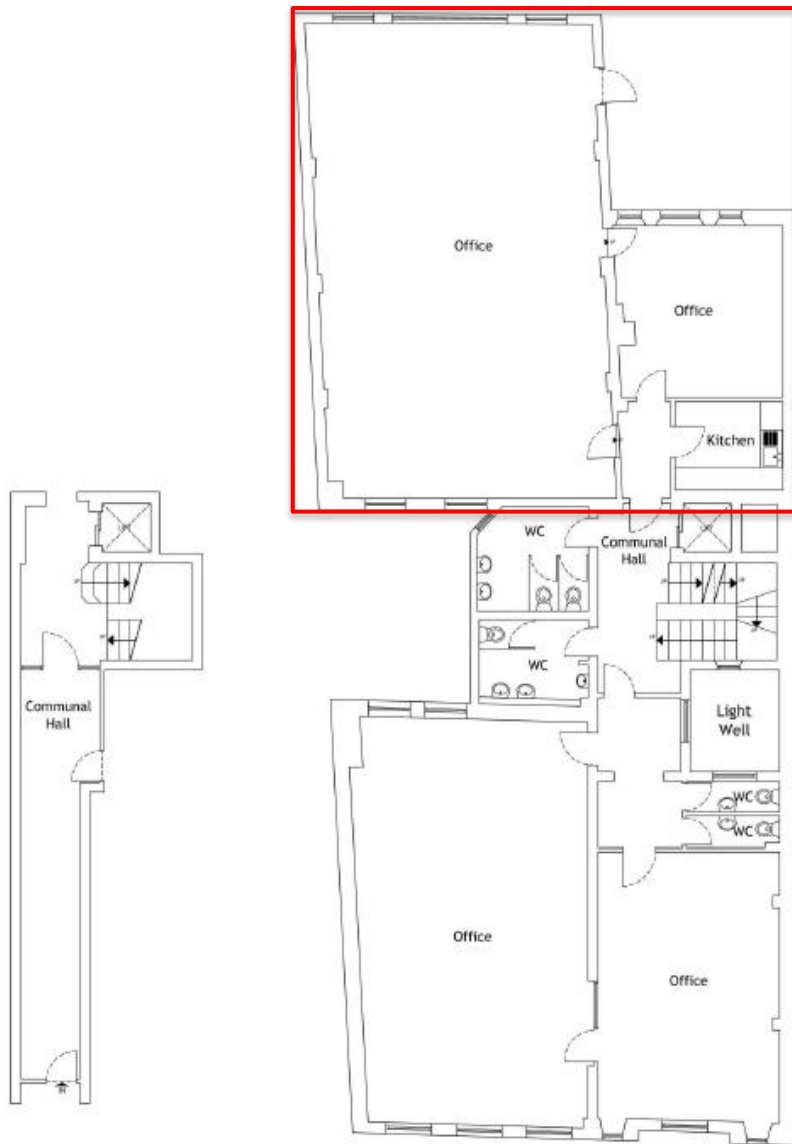
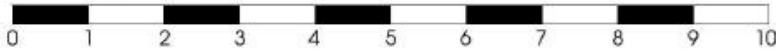




FLOOR PLAN - NOT TO SCALE



Scale in Metres 1:100



+00 Ground Floor Plan

+01 First Floor Plan

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A PDF copy of the original plan can be emailed upon request.

LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.