



Prime Retail Unit

**Ground Floor and Basement,
37 Ship Street
Brighton, BN1 1AB**

Class E Retail / Leisure

TO LET

**657 sq ft
(61.04 sq m)**

- Located in a prime position
- Ground Floor & Basement
- Class E Premises
- Glass Frontage

Ground Floor and Basement, 37 Ship Street, Brighton, BN1 1AB

Summary

Available Size	657 sq ft
Rent	£27,500 per annum
Rateable Value	£17,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

A rare opportunity to occupy this centrally located E Class premises which would suit a variety of commercial traders. The accommodation is split over two floors and comprises a lower ground floor store plus ground floor sales area/seating area.

The unit is currently set out as a café on the ground floor with a service counter, electrical goods, sinks, fridge etc, items to be negotiated and agreed. Laminate flooring is throughout the ground floor with pendant lighting and large glass frontage.

On the lower ground floor there is a kitchen, w/c and another room currently used as storage. There is a small courtyard area accessible from the lower ground floor.

Accommodation

The accommodation comprises the following areas:

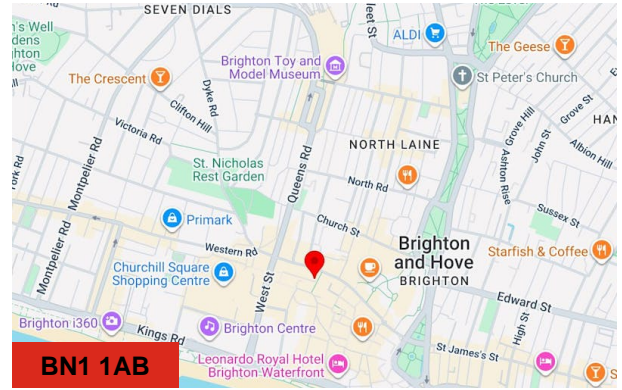
Description	sq ft	sq m
Ground Floor Retail Area	298	27.69
Lower Ground Floor (with unmeasured WC)	359	33.35
Total	657	61.04

Location

Situated in the heart of central Brighton, close to The Lanes and within walking distance of Brighton seafront and Brighton station. The location provides easy access to various shopping and leisure facilities and nearby commercial occupiers The Ivy, Trading Post, TK Maxx & Pizza Pilgrims. There is also a range of other quirky independent retailers, cafes, restaurants, and bars nearby that benefit from being located in a high footfall area. Brighton Train Station is approximately 0.5 miles away which provides regular services to London and other areas in Sussex.

Terms

A new full repairing and insuring lease, for a term to be agreed at a commencing rental of £27,500 per annum exclusive and subject to rent review at appropriate intervals. Each party to be responsible for their own legal fees.



Viewing & Further Information



James Haywood

01273 321 123
jbh@gsp.uk.com



Erin Mann

01273 321 123
em@gsp.uk.com



Nick Mills

01273 321123
nm@gsp.uk.com