



CLASS E UNIT IN NORTH LAINE LOCATION TO LET

- No Premium
- Available on new lease
- Former cafe unit
- Close to NCP Car Park

LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. The city has a resident population of 289,000.

Brighton is one of the largest retail centres in the UK, with a primary catchment of 515,000 and a cosmopolitan vibrant mix of high-end mass market and boutique retailers.

11 Church Street is situated in the heart of the popular & fashionable North Laine close to the junctions of Bond Street and Gardner Street.

Brighton station is a seven minute walk away (0.4 miles). The NCP Brighton Theatre car park (587 car spaces) is one minutes walk and Churchill Square Shopping Centre is six minutes walk (0.3 miles).

Nearby occupiers include Genie Designs and Print Solutions, Tee Tea Bubble Tea, Earl's Sandwiches, China World, Crunch & Co, Between Two Thorns & Gelato Gusto.

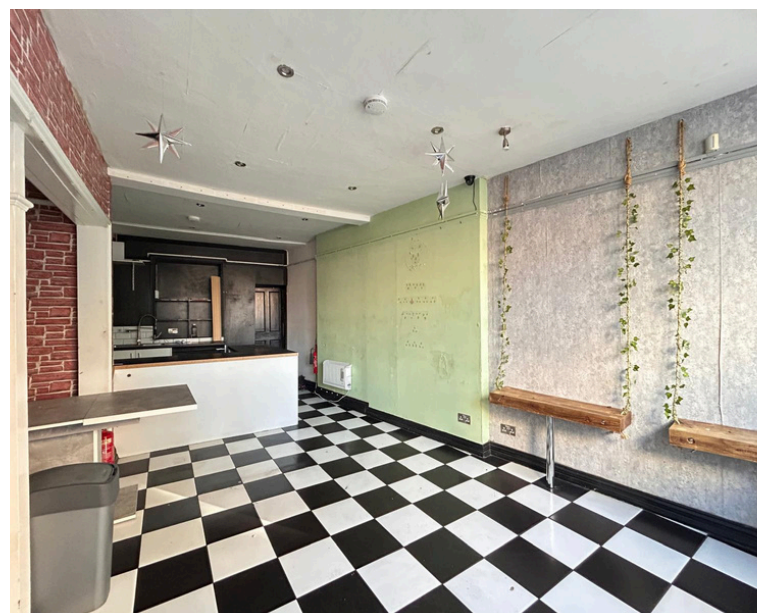
A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN3 1AE.

DESCRIPTION

The property comprises of a self contained ground floor lock up shop formally trading as Tee Tea. The premises is predominantly open plan space and is suitable for a variety of uses (STNC).

Features include:

- Fitted kitchen
- Spot lighting
- Glazed frontage
- W.C facilities



ACCOMMODATION

	sq ft	sq m
Ground Floor	288	26.9
Total Floor Area	288	26.9

LEASE

A new effective full repairing & insuring lease on terms to be agreed.

RENT

£19,000 per annum exclusive.

BUSINESS RATES

RV £10,750 UBR 49.9p (Apr 25/26). Small Business Rates Relief may apply.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

PERMITTED USE

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 & D2 uses.

ENERGY PERFORMANCE CERTIFICATE

Certificate no: 0940-6924-0381-3570-6074.

The property's current energy rating is C 70.

Valid until 14th April 2029.



LEGAL COSTS

Each side will be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

CONTACT US

To book a viewing or receive further information, please get in touch.



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