

**SUPERBLY LOCATED RETAIL PREMISES**  
**HEART OF KEMP TOWN**  
**183 SQ FT**  
**TO LET**



**95 ST GEORGES ROAD**  
**BRIGHTON**  
**BN2 1EE**

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**LOCATION:** Situated on the southern side St Georges Road, in a parade of shops in this busy commercial thoroughfare. The main a259 seafront road is a short distance to the south while Sussex county hospital is a short distance to the north.

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

**SHOP:** **183 sq ft**

- Laminate Flooring
- Track Lighting
- Kitchenette
- WC + HWF

**TENURE** Leasehold

**LEASE** Assignment of current 10 year lease from 2022

**RENT** £7,700 Per annum exclusive

**PREMIUM** OIRO £10,000

**BREAK CLAUSE** June 2028 and June 2030

**UNIFORM BUSINESS RATES**

- **Description:** Shop and premises
- **Rateable Value:** £6,200

**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 Prop Ltd**  
**Tel: 01273 233333**