



**TO LET
E CLASS UNIT
16 CHURCH STREET, NORTH LAINE
BRIGHTON BN1 1RB**

Location

The property is situated at the western end of Church Street. Brighton rail station is located within 0.3 miles (6 mins walk).

16 Church Street is situated in the popular North Laine which comprises a cosmopolitan and vibrant mix of some 300 independent shops, 37 cafes, 22 pubs, and 4 theatres including the Komedia and Brighton Dome.

Nearby occupiers include The Run Company, Cielo Bakery, the Earth & Stars PH, Clock Tower Cameras and Ivy's Vintage Retro Clothing. Car parks are situated nearby in Church Street NCP (1 mins) and North Road (2 mins). Churchill Square Shopping Centre is within easy walking distance (4 mins, 350m).

Accommodation

Ground Floor	503 sq ft	46.72 sq m
Basement Storage	454 sq ft	42.17 sq m

All areas are net internal.

Lease

Available from 4th April 2023 on new terms to be agreed.

Rent

£19,500 per annum exclusive.



Business Rates

Rateable Value: £13,000. 2023/24

UBR 49.9p (April 2023/24). Small Business Rates Relief may apply.

VAT

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

EPC

EPC can be provided on request.

Legal Costs

Each party are to be responsible for their own legal costs.



Viewing & further info

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