



**TO LET**  
**E CLASS RETAIL UNIT**  
**38 BAKER STREET**  
**BRIGHTON BN1 4JN**



## Location

The property is situated on the southern side of Baker Street with close proximity to London Road. Brighton rail station is located within 0.3 miles (6 min walk).

Nearby occupiers include A.Coombs Pets Centre, W H Smiths, Bargain Buys & Holland & Barrett.

## Description

Retail premises comprising ground floor sales area with 2 rear storage rooms, first floor with 2 offices along with a kitchenette and WC.

## Accommodation

Ground Floor	441 sq ft	40.9 sq m
First Floor	259 sq ft	20 sq m

All areas are net internal.

## Lease

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

## Rent

£13,000 per annum exclusive.

## VAT

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

## Business Rates

Rateable Value: £10,500

UBR 49.9p (April 2022/23). Small Business Rates Relief may apply.

Note: The 2022/23 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief.

## EPC

An EPC can be produced on request.

## Legal Costs

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





## Viewing & further info

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