



LEASE FOR SALE
E CLASS RETAIL UNIT
7 GARDNER STREET BRIGHTON BN1 1UP

Location

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

7 Gardner Street is located close to the junction with Church Street and Bond Street 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.

Brighton Station is located within ten minute's walk (650m) and car parks are situated nearby in Church Street (100m) and North Road (4 mins. 320m). Churchill Square Shopping Centre is within easy walking distance (7 mins, 500m).

Nearby occupiers include Gelato Gusto, Kooks, Dowse, Ollie Quinn, Infinity Foods, Simply Urban, and Pearls.

Description

Ground floor sales area with kitchen and W.C to rear. Basement level (trapdoor access to stairs) storage.

Accommodation

The accommodation has the following approximate net internal areas:

Ground Floor Sales	374 sq ft	34.8 sq m
Basement	294 sq ft	27.3 sq m
Kitchen		
W/C		

All areas are net internal.



Lease

An assignment of the existing lease dated 2nd December 2020 for a term of 12 years expiring 1st December 2032.

Rent

£25,000 per annum exclusive.

Premium

On application.

VAT

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

Business Rates

Rateable Value: £23,250.

UBR 49.9p (April 2023/24).

Note: The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief.

EPC

Certificate no: 8572-9647-8308-7706-5058

The energy efficiency rating for the property is .

A full copy of the EPC can be viewed at: C 72
www.ndepcregister.com

Legal Costs

The ingoing tenant is to be responsible for both parties legal costs.



VIEWING & FURTHER INFO

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