



TO LET
NORTH LAINE E CLASS RETAIL UNIT
2A KENSINGTON GARDENS
BRIGHTON BN1 4AL



LOCATION

The property is prominently situated on the western side of Kensington Gardens, close to the junction with North Road, in the popular and diverse North Laine area, a cosmopolitan and vibrant mix of some 300 independent shops, offices, 37 cafes, 22 pubs, and 4 theatres including the Komedia.

Nearby occupiers include Infinity Foods, Trading Post, Phimmada, Pussy Home Boutique, Jojo, Jolliffes Coffee Shop and Abode Living.

Brighton station is 0.3 miles (8 mins walk). The NCP car park (587 spaces) in Church Street nearby (4 mins, 300 m).

DESCRIPTION

2a Kensington Gardens comprises a prominent retail unit arranged over ground and lower ground floors with hardwood floors, glazed display frontage and studio lighting.

ACCOMMODATION

Ground Floor Sales	289 sq ft	26.9 sq m
Lower Ground	239 sq ft	22.2 sq m

All areas are net internal.



LEASE

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

RENT

£25,000 per annum exclusive.

BUSINESS RATES

RV £16,250 UBR 49.9p (Apr 23/24). Small Business Rates Relief may apply.

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.

VAT

VAT is not chargeable on the rental outgoings.

EPC

EPC available on request.

LEGAL COSTS

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





VIEWING & FURTHER INFO

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