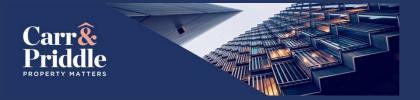


TO LET NORTH LAINE E CLASS RETAIL UNIT 2A KENSINGTON GARDENS BRIGHTON BN1 4AL





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 prominanet retail unit arranged over ground and lower ground floors wit 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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