



E CLASS RETAIL UNIT TO LET 10 CHURCH STREET BRIGHTON BN1 1US

LOCATION

10 Church Street is situated in the heart of the popular & fashionable North Laine close to the junctions of Bond Street and Gardner Street.

Brighton station is a seven minute walk away (0.4 miles). The NCP Brighton Theatre car park (587 car spaces) is one minutes walk and Churchill Square Shopping Centre is a six minute walk (0.3 miles)

Nearby occupiers include Genie Designs and Print Solutions, Tee Tea Bubble Tea, Earl's Sandwiches, China World, Crunch & Co, Between Two Thorns & Gelato Gusto.

DESCRIPTION

Prominent corner retail premises with the benefit of a workshop and kitchen to the rear, along with two W.C's.

ACCOMMODATION

Ground Floor sales	443 sq ft	41.1 sq m
Store/workshop	311 sq ft	28.8 sq m
Kitchen	129 sq ft	12 sq m

All areas are net internal.



BUSINESS RATES

Rateable Value: £15,500

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

EPC

Available upon request.

LEASE

Assignment of the existing lease for a term of 10 Years from 30th May 2019.

RENT

The passing rent is £22,950 per annum exclusive.

VAT

We are advised that VAT is not chargeable.

LEGAL COSTS

Ingoing tenant to be responsible for the assignors and landlords legal costs.



Viewing & further info

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