

# GROUND FLOOR RETAIL PREMISES



**33 NORTH ROAD  
BRIGHTON  
BN1 1YB**

- PROMINENT LOCATION
- SUITABLE FOR A VARIETY OF USES (STNC)
- NEW LEASE AVAILABLE
- 100% RATE RELIEF (STS)
- NEW LEASE AVAILABLE
- SELF CONTAINED GROUND FLOOR RETAIL SHOP

## LOCATION

The property is located on North Road, within Brighton's quaint area of 'The Lanes'. Surrounded by boutique shops and independent bars and restaurants.

This area is particularly popular with tourists and is a short distance from both Brighton's famous seafront and main train station, connecting the town with London.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 1YB

## DESCRIPTION

The property comprises of a self contained ground floor shop is currently operating as 'Petit Pays Vintage' The premises is a open plan space at the front and further retail space at the rear, also benefiting from a store area with a WC. Suitable for a variety of uses (STNC).

Features include :

- Window display frontage
- Wooden flooring throughout
- Spot lighting
- WC facilities

## ENERGY PERFORMANCE CERTIFICATE

EPC rating is E 120 valid until 3rd March 2029

## TENURE

An assignment of the existing lease, details on application. Alternatively a new effective full repairing & insuring lease on terms to be agreed.

## BUISNESS RATES

The Rateable Value from April 2024/2025 provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £7,700.

However, since the premises have a rateable value lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates>

## RENT

offers are invited in the region of £15,000 per annum

## VAT

We are advised that the property is not elected for VAT.



ACCOMODATION	SQ FT	SQ M
Front Retail Area	194	18.02
Rear Retail Area	144	13.37
Store Area	77	7.15
<b>Total</b>	<b>415</b>	<b>38.55</b>



## USE

We understand that the premises fall within the new use class (Sept 2020) 'E' . The tenant is to make their own enquiries to ensure their use falls within this class .

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

## VIEWINGS AND FURTHER INFORMATION



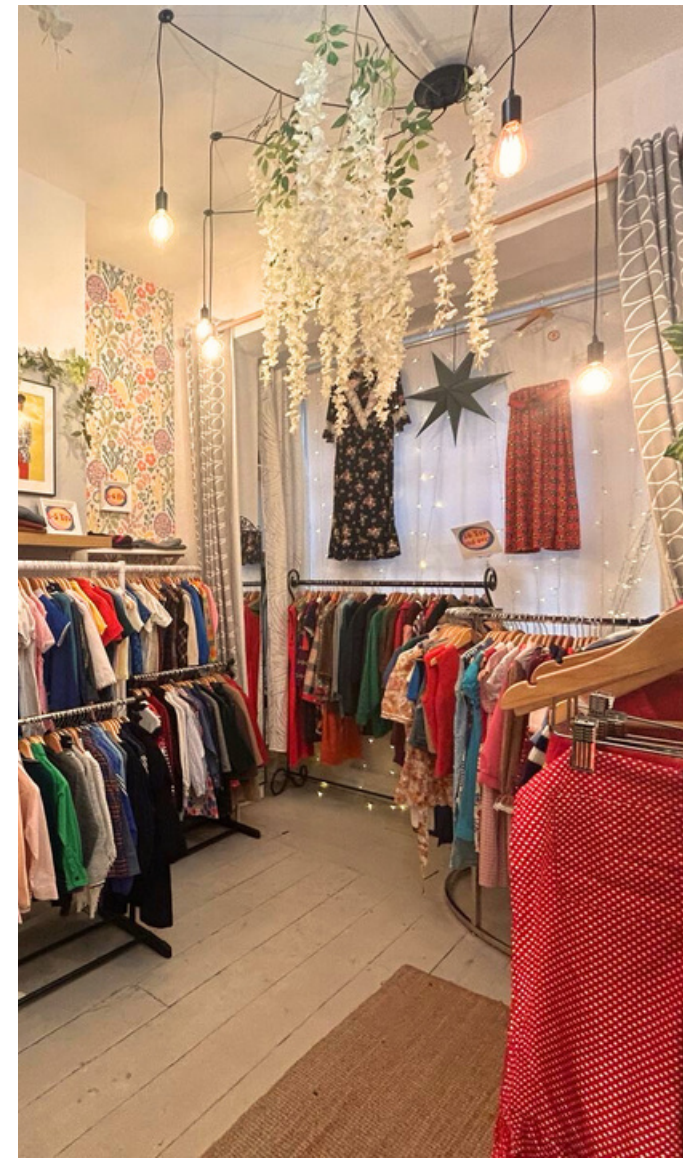
**Jenny Hopkins**  
**07562945110**  
**jenny@carrpriddie.co.uk**



**Simon Thetford**  
**07851 246805**  
**simon@carrpriddie.co.uk**

**01273 208010**  
**carrpriddie.co.uk**





## AGENCY | MANAGEMENT | LEASE ADVISORY | VALUATION | INVESTMENT | ACQUISITIONS



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor/lessor take no responsibility for any error, omission or misstatement therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.