Eightfold property

01273 672 999
www.eightfold.agency

SHOP TO LET IN KEMPTOWN

68 St. James's Street, Brighton, BN2 1PJ

Rent £11,000 PAX

LOCATION:
Shop premises situated at the Eastern end of St James's Street on the Southern side of the road on the corner of Atlingworth Street close to the junction of Upper & Lower Rock Gardens. Nearby Occupiers include The Sidewinder Bar, Curry Leaf Café, Al Forno & Metrodeco.

DESCRIPTION:
A recently refurbished attractive ground floor shop unit with a rear Kitchen & WC with grey effect wood flooring throughout. There is a parking space to the rear of the unit which may be available by way of separate negotiation.

RENT:
£11,000 per annum exclusive of rates, VAT and all other outgoings.

DIMENSIONS:
The accommodation comprises:

	IMPERIAL	METRIC
Gross Frontage	14'7''	4.44M
Net Frontage	13'8''	4.16M
Width	10'8''	3.25M
Depth	19'10''	6.05M
Sales area	215 SQ FT	19.97 SQ M

LEASE:
Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years.

RATES:
Rateable Value: Rateable Value £5,300
UBR April 2019/2020 49.1 p

EPC:
Certificate Reference Number: 9744-3088-0145-0900-2995
The energy efficiency rating for this property is F137 and a full copy of the report can be found at www.ndepcregister.com
This EPC was instructed prior to improvement works & a new EPC is being commissioned.

LEGAL COSTS:
The incoming tenant to make a contribution of £500 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior to release of papers.

VIEWING:
By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email max@eightfold.agency

Eightfold Property
74 Lewes Road
Brighton
BN2 3HZ

property@eightfold.agency

Eightfold property

BN2 1PJ

experian

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Local plans are obtained via Experian Goad. Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885.

Map data