



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

CENTRALLY LOCATED  
WELL PRESENTED  
D1 MEDICAL STUDIO  
TO LET



**25 BAKER STREET  
BRIGHTON  
BN1 4JN**



## 25 BAKER STREET, BRIGHTON, BN1 4JN

**LOCATION** Situated on the eastern end of Baker Street on the south side of the road close to the junction with Ditchling Road and close to the CO-OP superstore. Baker Street is home to many different types of businesses including retail shops, restaurants, takeaway's, betting shops and estate agents.

**ACCOMMODATION** The premises comprise of a small lock up D1 studio:

Internal Width            22  
 Depth                        10'2"  
 (currently separated into two rooms)

**Total area                    233 sq ft (22 sq m)**

**Rear Kitchen                10'5" x 7'2"**

- Laminate flooring
- Well decorated
- Spot lighting
- D1 planning
- WC + hand wash facilities

**Rear yard:** Small enclosed rear yard accessed from the kitchen

**TENURE** Leasehold

**LEASE** A new lease is available terms to be agreed

**RENT** £5,500 per annum.

### UNIFORM BUSINESS RATES

- **Description:** Office and premises
- **Rateable Value:** £4,050
- **Rates Payable:** £1,964.25 (April 09/10)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton and Hove Council on 01273 291981.

**VAT** VAT may be chargeable on the terms quoted

**LEGAL FEES** Each party to bear their own legal fees

**VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**