



RUPERT BURSTOW
Property Consultancy & Acquisitions

**2 HIGHLY PROMINENT
SHOP PREMISES
DENSELY POPULATED
RESIDENTIAL AREA
JUST OFF A23 (LONDON ROAD)
TO LET**



**GROUND FLOOR
116 CARDEN AVENUE
& 118 CARDEN AVENUE
BRIGHTON
BN1 8NE**



116 - 118 CARDEN AVENUE, BRIGHTON, BN1 8NE

LOCATION

Situated in a highly prominent corner position at the lower end of Carden Avenue opposite the junction with Greenfield Avenue. Carden Avenue is one of the main access routes into Patcham off the A23 London Road the premises and is close to Hollingbury industrial estate which includes ASDA superstore, Next, Argos and numerous other well known brands. This is also a densely populated residential area.

ACCOMMODATION The premises comprise 2 newly refurbished lock up shop units as follows:

116 Carden Avenue, Patcham BN1 8NE

Gross Frontage	21'
Internal Width	20'5
Internal Depth	27'7

Total sales area 510 sq ft (47 sq m)

- W/C with hand wash facilities
- Newly decorated
- Aluminium shop front

NB: The premises was previously used as a D1 (medical/educational) use and therefore it should be possible to obtain this use again (STPC)

Parking

1 parking space may be available subject to further negotiation

UNIFORM BUSINESS RATES

- **Description:** To be reassessed
- **Rateable Value:** To be reassessed
- **Rates Payable:** To be reassessed

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 & Hove City Council direct on 01273-291981.

118 Carden Avenue, Patcham, BN1 8NE

Gross Frontage	40'
Internal Width	13'9"
Shop Depth	27'5"

Total sales area 612 sq ft (57 sq m)

- Newly decorated
- Prominent corner position
- Aluminium shop front

Parking Space 1 parking space may be available by further negotiation

TENURE Leasehold

LEASE A new lease is available with term to be agreed

RENT	No. 116	£6,950 per annum
	No. 118	£7,500 per annum

UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** 4,400
- **Rates Payable:** £2,134 (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 & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted.

LEGAL FEES The ingoing tenant to be responsible for both parties' reasonable legal fees

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