



RUPERT BURSTOW
Property Consultancy & Acquisitions

**HIGHLY PROMINENT LOCATION
A23/LONDON ROAD
LANDLORDS INCENTIVES AVAILABLE
TO LET**



**UNITS 2, 3 & 4
26 YORK PLACE
BRIGHTON
BN1 4GU**



UNITS 2, 3 & 4, 26 YORK PLACE, BRIGHTON BN1 4GU

LOCATION

Located in a highly prominent central location in the heart of Brighton's city centre, forming part of the A23 (London Road) between Old Steine and London Road retail thoroughfare. The property is situated on the west side of the road, opposite St Peters Church, benefitting from high visibility and very high traffic flow. Aldi Supermarket, Costa Coffee, MacDonalDs, Boots the Chemists, Sommerfield Supermarket, Superdrug etc are within the immediate vicinity.

ACCOMMODATION The premises comprise 3 adjacent shop units (units 3 & 4 are interlinked) as follows:

UNIT 2

Internal width 36'
Internal depth 71'

Total sales area 2417 sq ft (225 sq m)

Rear Stores/further sales:

27' x 20'11" 568 sq ft (53 sq m)

Total unit area 2985 sq ft (278 sq m)

Current planning consent for the premises is A1 (Retail)

UNIT 3

Internal width 27'6"
Internal depth 35'4"

Total sales area 921 sq ft (85.6 sq m)

Current planning consent for the premises is A3/A2/A1 (Catering/professional services/retail)

UNIT 4

Internal width 11'6"
Internal depth 45'7"

Total sales area 524 sq ft (48.7 sq m)

(Including storage area)

Current planning consent for the premises is A1 (Retail)

Amenities:

- New high quality timber shop front
- Shelves finished ready for fitting

Planning Consent: Unit 2 A1 (Retail)
Unit 3 A3/A2/A1 (Catering/professional services/retail)
Unit 4 A1 (Retail)

TENURE	Leasehold
RENT	Unit 2 £38,000 per annum exclusive Unit 3 £20,000 per annum exclusive Unit 4 LET
UNIFORM BUSINESS RATES	To be reassessed
VAT	VAT is chargeable on the terms quoted
LEGAL FEES	Incoming tenant to bear both parties legal costs
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111

