



RUPERT BURSTOW
Property Consultancy & Acquisitions

**HIGHLY PROMINENT RETAIL SHOP
HEART OF THE NORTH LAINES
284 SQ FT + BASEMENT STORE/OFFICES
LEASE AVAILABLE**



**26 SYDNEY STREET
BRIGHTON
BN1 4EP**

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26 SYDNEY STREET, BRIGHTON

LOCATION Situated in a most central position in the heart of Brighton's North Laine conservation area. The property is situated on the south side at a central position in the street. Sydney Street runs between Trafalgar Street and Brighton Station and Kensington Gardens/Gardner Street forming part of the vibrant and cosmopolitan North Laine retail area. Brighton technical college is approximately two minutes away.

ACCOMMODATION: The premises comprise a ground floor shop with basement stores/office as follows.

SHOP:

Internal width	13'6"
Internal depth	23'1"
Total sales area	284 sq ft (26 m²)

- Laminate Flooring
- Security Grills
- Track Spot Lighting
- Alarm
- Part Glass Floor

BASEMENT:

Front - 13'11" x 10'10"	151 sq ft
<ul style="list-style-type: none"> • Natural Light • Kitchenette • Spot Lighting • WC + HWF • Rear Fire Access 	
Rear – 10' x 10'	100 sq ft

TENURE Leasehold

LEASE The property is currently held on a 10 year lease from May 2004 with no further rent reviews.

N.B A new lease could be negotiated directly with the landlord

RENT £15,000 per annum exclusive

PREMIUM Offers in the region of £9,950

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £11,750
- **Rates Payable:** £5,381.50 (April 12/13)

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	Incoming tenant to bear both parties legal costs
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111

