



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

# CITY CENTRE OFFICE/SHOP PREMISES (A2/A1)

## WITH LARGE STORAGE BASEMENT IDEAL OFF LICENCE OPPORTUNITY TO LET



**2 ROCK STREET  
BRIGHTON  
BN2 1NF**



## 2 ROCK STREET, BRIGHTON BN2 1NF

**LOCATION** Situated in the popular Kemptown area, Rock Street runs parallel to Eastern Road, close to the Royal Sussex County Hospital and a few minutes walk from the seafront and Sussex Square.

**ACCOMMODATION** The premises comprise a ground floor lock up shop with basement stores as follows:

**GROUND FLOOR:**

Internal Width 16'8"  
Internal depth 27'9"

**Total shop accommodation 421 sq ft (39.1 sq m)**

**STORE:** 130 sq ft (12 sq m)

**BASEMENT:** 579 sq ft (55.5 sq m)

**TENURE** Leasehold

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

**RENT** £14,000 per annum exclusive

**UNIFORM BUSINESS RATES**

- **Description:** Shop and Premises
- **Rateable Value:** 8,700
- **Rates Payable:** £3,601.80 (April 10/11)

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**

