



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

HIGHLY PROMINENT RETAIL SHOP  
RARELY AVAILABLE  
DUE TO BUSINESS RELOCATING  
**'EXTREMELY LOW RENT'**  
LEASE AVAILABLE



40 MIDDLE STREET  
BRIGHTON  
BN1 1AL

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**40 MIDDLE STREET, BRIGHTON, EAST SUSSEX, BN1 1AL**

**LOCATION:** Situated in a superb and prime location in the heart of Brighton in the city centre between the entrances to both Duke Street and Dukes Lane. Duke Street and Dukes Lane are perhaps the Lanes premiere thoroughfares and is famous for its fashion, jewellers etc. Duke Street runs between West Street and Ship Street and links Churchill Square and Western Road with the Lanes area.

**ACCOMMODATION:** The premises comprise a two story retail unit over ground and first floor as follows:

**GROUND FLOOR:**

Internal width 8'10"  
Internal depth 21'

**168 sq ft (15 sq m)**

- Concrete flooring
- Rear WC + Wash Hand Basin
- Spot Lighting
- Advertising wall approx 20 x 20 facing south down Middle Street
- Built in Display Rails

**FIRST FLOOR:**

Internal width 8'10"  
Internal depth 21'

**168 sq ft (15 sq m)**

- Plastic Floor Tiles
- Spot Lighting
- Built in Display Rails

**TENURE:** Leasehold

**LEASE:** Held on a 10 year lease from 30<sup>th</sup> April 2007

**RENT REVIEWS:** Upward only every 5 years, next due in April 2012

**RENT:** £8,500 per annum exclusive (building insurance premium included in rent)

**PREMIUM:** Offers invited in the region of £29,950

**UNIFORM BUSINESS RATES:**

- **Description:** Shop and premises
- **Rateable Value:** £6,300
- **Rates Payable:** £2,727.90 (April 11/12)

These premises may qualify for a Small Business reduction in Business Rates of up to 75% 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**

