

PRIME KEMP TOWN LOCATION RETAIL UNIT

TO LET



23 ST JAMES'S STREET

BRIGHTON BN2 1RF



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of St James's Street, Brighton, one of the main arterial roads leading into Kemp Town and just north of the iconic Brighton Pier and seafront. Local traders include Morrisons, Boots Pharmacy, Redroaster and Starbucks.

Accommodation

An opportunity to occupy this prime retail unit which would suit a variety of commercial traders. The accommodation comprises of an open plan ground floor sales with storage area to rear. The unit will be left in a shell condition with the ingoing tenant given the opportunity to create their own bespoke space. Please note: incentives are available on this unit.

Ground Floor Sales Area	674 ft ²	62.6 m ²
Rear Store	129 ft ²	11.9 m ²
TOTAL	803 ft²	74.5 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£25,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £19,500

EPC Rating E - 106

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate

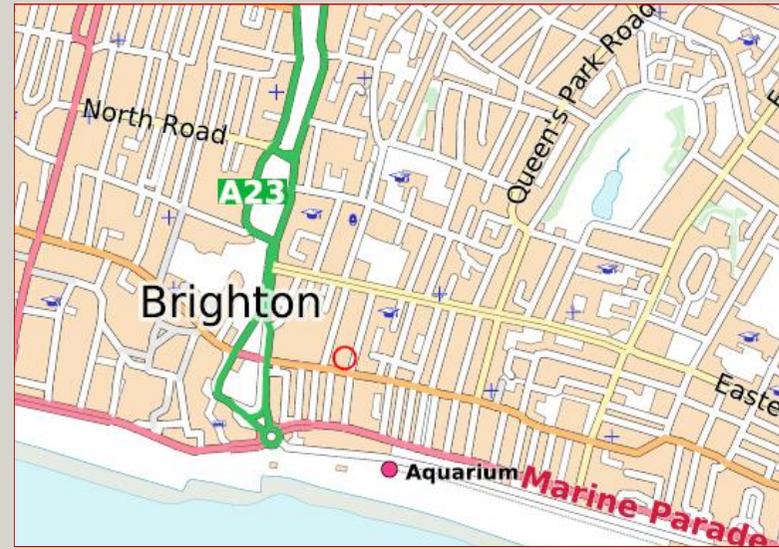
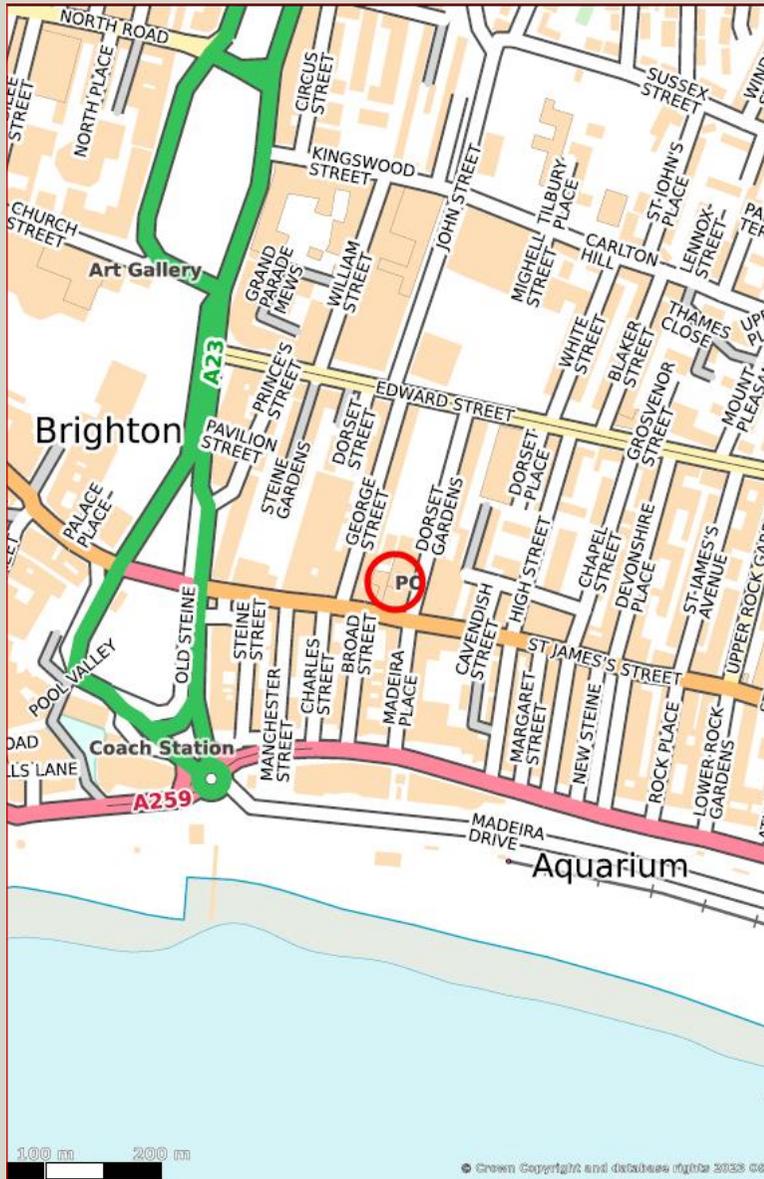


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