

MODERN RETAIL UNIT TO LET NEW LEASE – NO PREMIUM BRIGHTON LANES

6, Nile Pavilions, Nile Street, Brighton BN1 1HW

LOCATION:

The subject property is located in Nile Street and forms part of Nile House a modern building comprising offices on the upper floors and retail at ground floor. Nearby occupiers include Café Nero, Zizzi, Café Rouge, Lost in the Lanes, Cass Art, Karen Millen and Trevor Sorbie.

DESCRIPTION:

A superbly presented retail unit arranged over ground floor level.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground Floor	537 sq ft	49.89 sq m
WC		

LEASE:

Available by way of a new effective full repairing and insuring lease by way of service charge for a minimum term of 5 years with provision for 5 yearly rent reviews where appropriate.

RENT:

£36,500 per annum exclusive of rates, VAT and all other outgoings.

RATES:

Rateable Value: £31,500 UBR 49.1p (April 2019/2020).



LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0910-0831-3119-3604-9002

The energy efficiency rating for this property is D 91

A full copy of the EPC can be viewed at:

www.ndepcregister.com

VIEWING:

By prior appointment through agents Carr and Priddle on **01273 208010**.



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015.
Ordnance Survey 100019885

Experian Goad Plan Created: 01/05/2019
Created By: Carr And Priddle

Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.