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## E-CLASS PREMISES - TO LET

1 Garnet House, St George's Road, Brighton,  
BN2 1EU

PROMINENT RETAIL UNIT  
BUSY KEMPTOWN LOCATION  
SIZE 482 SQ FT / 44.81 SQ M



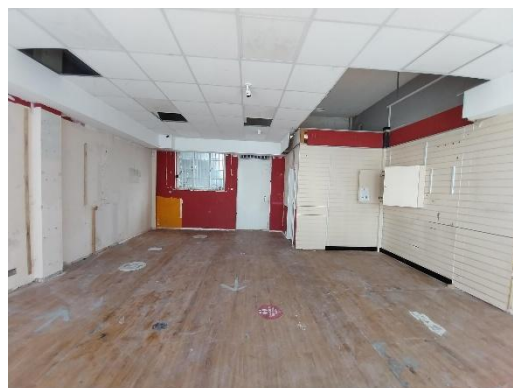
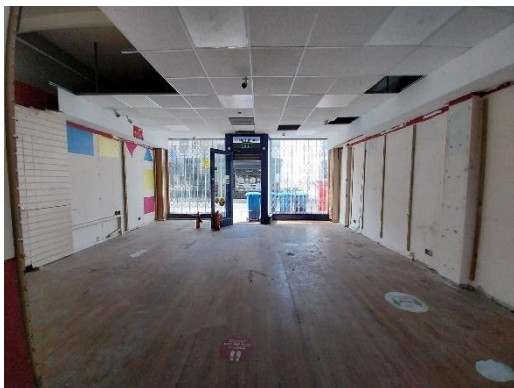
## LOCATION

The property is situated in a prominent position on the Northern side of St George's Road, benefitting from a high level of footfall from local residents and visitors alike. St George's Road is a well established retail and leisure thoroughfare in the heart of Kemptown, an attractive and vibrant location just east of Brighton city centre.

The surrounding area offers a diverse mix of independent traders, cafés, pubs and restaurants, alongside recognised brands. Nearby occupiers include Rust Café, Pizza Face, The Well, Open Bakery Kemptown and The Kemp Public House.

## DESCRIPTION

The property comprises a open-plan, ground-floor sales area, rear yard area and single-use WC and wash basin. The property benefits from an electric external security shutter and laminate flooring throughout.



## RENT

A new lease is available at a commencing rent of **£13,500 pax** and is subject to rent reviews at the appropriate intervals.

## VAT

The property is elected for VAT and therefore VAT is chargeable on the terms quoted.

## RATES

Effective April 2023 the rateable value is £14,000.

## EPC

B-43.

## LEGAL COSTS

Each party is to be responsible for their own legal and surveyor fees incurred in the transaction.

## ACCOMMODATION

NIA	SQ FT	SQ M
Ground floor sales area	482	44.81
Rear yard area	-	-
<b>TOTAL</b>	<b>482</b>	<b>44.81</b>

## VIEWINGS – 01273 876 200

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