

MAKING  
PROPERTY  
WORK

SHW

SHW.CO.UK



TO LET

HIGH FOOTFALL - NORTH LAINE RETAIL  
ENTIRE BUILDING - 716 SQ FT (66.51 SQ M)  
38 Bond Street, Brighton, East Sussex, BN1 1RD



## LOCATION

The premises is situated in a highly prominent position in the centre of Bond Street, a highly desirable retail thoroughfare, connecting North Street and the popular North Laine.

Bond Street receives an extremely high amount of footfall and is conveniently located near the Church Street multistorey car park, Theatre Royal, Royal Pavilion and Brighton Dome.

Nearby occupiers include Animal, Jimmy Fairly, Finisterre, Ace & Tate, Gresham Blake, Badger, Tribeca and William the Fourth Public House.

## DESCRIPTION

The property comprises a ground floor sales area, first floor sales and second floor ancillary storage, as well as basement storage and rear yard area with outside w/c facilities.

## RENT

A new full repairing and insuring lease is available at a commencing rent of £25,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

## VAT

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

## RATES

Effective April 2023, the rateable value is: £15,500. For further information on rates payable please get in touch.

## LEGAL COSTS

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

## EPC

D-86

## FLOOR AREAS

	FT <sup>2</sup>	M <sup>2</sup>
GROUND FLOOR SALES	216	20.05
FIRST FLOOR SALES	187	17.35
SECOND FLOOR STORAGE	115	10.72
BASEMENT STORAGE	198	18.39
<b>TOTAL AREA</b>	<b>716</b>	<b>66.51</b>



## VIEWINGS – 01273 876200

Alexander Denning

t: 01273 876 218

e: adenning@shw.co.uk

Richard Pyne

t: 01273 876 213

e: rpyne@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING  
PROPERTY  
WORK**

