

TO LET

Unit C

3,373 sq.ft

(313.4 sq.m)



FINAL UNIT AVAILABLE

M UNIT C

95-97 London Road
Brighton
BN1 4JF

Nearby Occupiers Include



UNIT C

95-97 London Road

LOCATION

The property occupies a prominent position on the eastern side of London Road, a principal arterial route in and out of the city. It is within a short walk of the main city centre.

Nearby national occupiers include The Gym, Co-op, Nando's, Costa, Greggs, KFC, Superdrug and Strong Yoga. The area also benefits from a strong mix of independent cafés and retailers, together with the Open Market located just a few doors away. Two public car parks are situated nearby, and the property is well served by numerous bus routes.

DESCRIPTION

The subjects comprise a ground floor retail unit with double glazed frontage. Internally, the premises comprise an open plan sales area can be subdivided to suit a range of occupier requirements. Tea prep/staff area, WC and an access into the service yard to the rear.

UNIT SIZE

Total Area: 3,373 sq.ft (313.4 sq.m).

RENT

POA.

RATEABLE VALUE

Rateable Value: TBC. Business Rates: TBC. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: Adhoc Insurance: TBC

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



4

Retail Units On-Site



30,882 sq.ft

Total Area



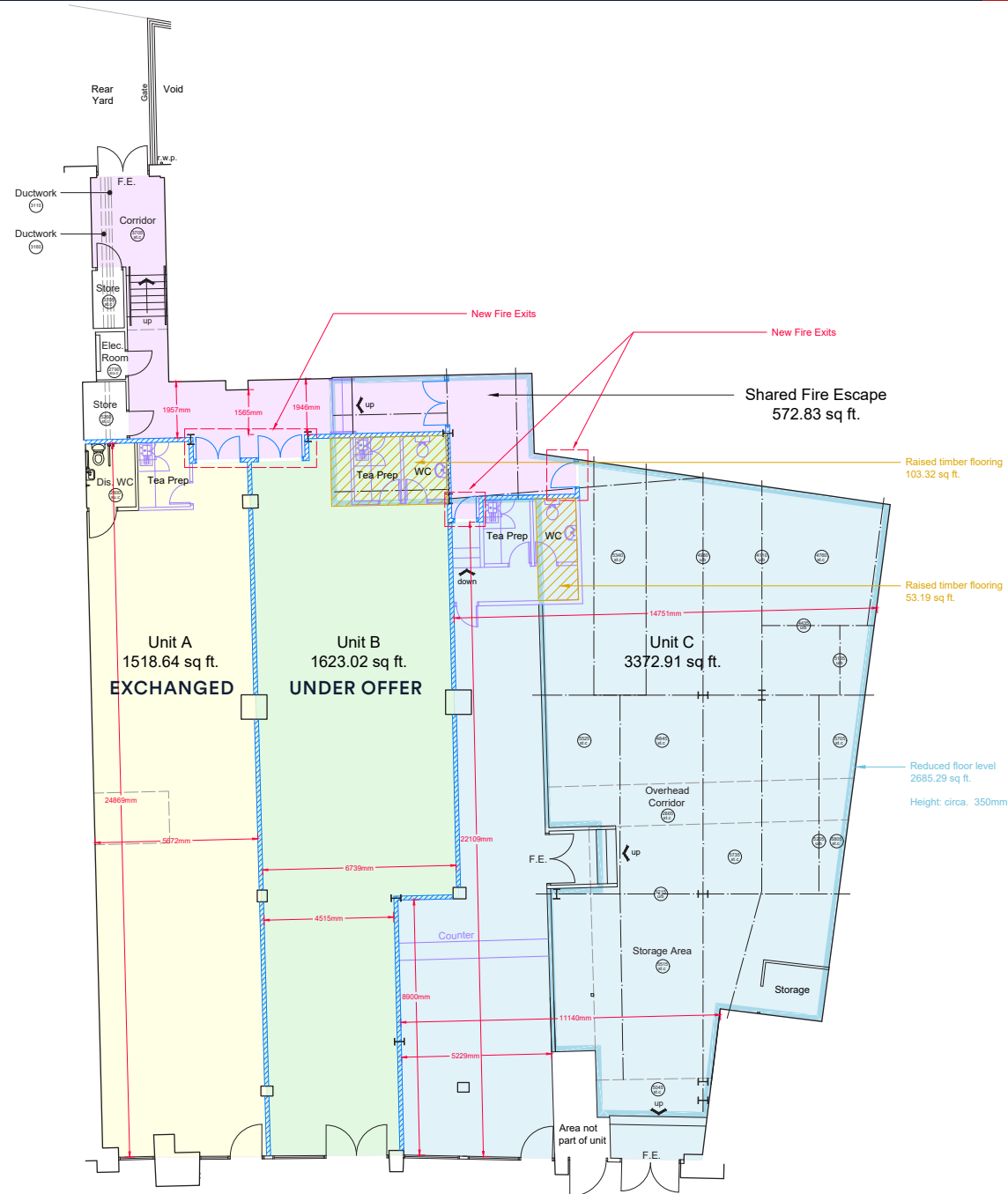
What Three Words
narrow.bravo.hints

UNIT C

95-97 London Road

PROPOSED SPLIT

Unit A - EXCHANGED
Unit B - UNDER OFFER
Unit C - Available



UNIT C

SITE PLAN



George Kearney

020 7233 5255
07714 679202
GKearney@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents:



023 9262 9000

Josh Gettins

07545 846799
j.gettins@flude.com

Creative Retail

0121 400 0407

www.creative-retail.co.uk

Scott Robertson

07831 856733
scott@creative-retail.co.uk

