



Lock Up Class E Premises To Let

128a Carden Avenue
Brighton, BN1 8NE

Class E Retail / Leisure

TO LET

478 sq ft
(44.41 sq m)

- Located in a central position in Patcham
- Class E
- Would suit a variety of commercial uses
- Available for immediate occupation

128a Carden Avenue, Brighton, BN1 8NE

Summary

Available Size	478 sq ft
Rent	£10,000 per annum
Rateable Value	£7,300
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

A rare opportunity to occupy a lock up premises that would be suitable for a variety of commercial businesses. The shop offers 3 phase electricity, electric heating & CCTV system. The property is set out over the ground floor and has a main trading area, a WC and access to a small rear courtyard style garden.

Accommodation

The accommodation comprises the following areas:

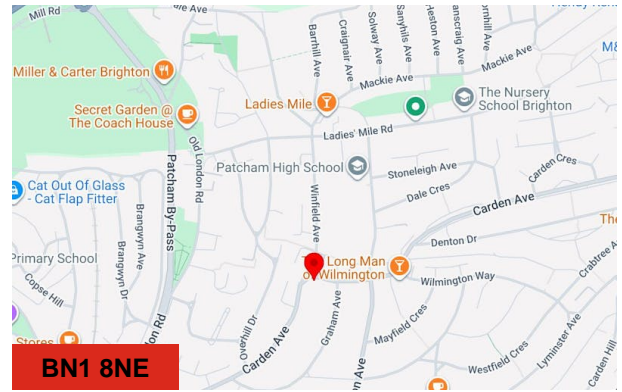
Description	sq ft	sq m
Ground Floor area	478	44.41
Total	478	44.41

Location

The property occupies a prominent position along Carden Avenue, with nearby occupiers including a convenience store, a hair and beauty salon & a pilates studio. The A27 and the centre of Brighton are both within easy reach of the property.

Terms

The property is available by way of a new effective full repairing and insuring lease, for a term to be negotiated and agreed. The commencing rent is £10,000 per annum exclusive, subject to rent reviews at appropriate intervals.



Viewing & Further Information



James Bryant

01273 267245

jb@gsp.uk.com



Erin Mann

01273 321 123

em@gsp.uk.com