



**PROMINENT CORNER RETAIL UNIT ADJACENT TO GOURMET BURGER & OPPOSITE TIMBERLAINE**  
**998 SQ FT (92.71 SQ M)**  
**7 Duke Street, Brighton, BN1 1AH**

**SHW.CO.UK**



## Rent | £55,000 PAX Plus VAT -

### LOCATION

The property is situated in the Old Town Conservation area between the Lanes and Churchill Square shopping centre. Duke Street effectively forms the pedestrian link between two distinct shopping areas. The Street, which is predominantly pedestrianised, has a mix of fashion retailers and A3 users including Heals, Offspring, Whistles, Timberland, Peggs & Son and Honest Burgers.

### DESCRIPTION

A prominent corner premises ranged over ground and basement with a return frontage to Middle Street

### ACCOMMODATION (NIA)

	SQ FT	SQ M
Internal Width	62	5.74
Internal Depth	82	7.63
Retail Area	498	46.26
Basement	500	46.45

### LEASE

A new lease will be offered for a minimum period of 5 years on effective full repairing and insuring term by way of a service charge.

### RENT

£55,000 PAX

### RATES

We have been verbally informed by the local authority that the premises have a rateable value of £51,500

### VAT

VAT will be chargeable on the terms quoted.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### EPC

The property has an EPC rating of E.



**VIEWINGS – 01273 876200**

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