

49-50 Providence Place, Brighton BN1 4GE



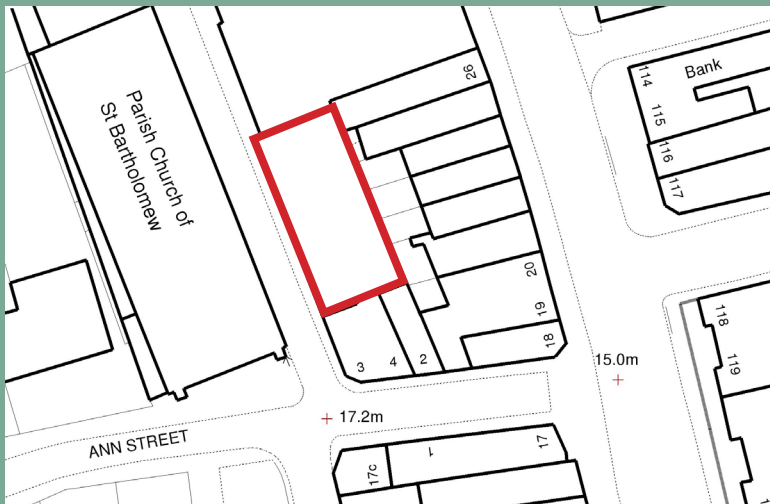
TO LET/ FOR SALE

OFFICE

New B1 Office Units
From 41 sq m - 212 sq m
(442 sq ft - 2,286 sq ft) (approx)

KEY FEATURES

- Newly constructed self contained ground floor units
- Located off London Road within 300m of Brighton station
- Can be taken as a whole or in part
- To Let / For Sale
- Excellent local amenities



Location

The property is located on Providence Place, which is to the eastern side of London Road in a commercial location well served by frequent bus services. London Road is an established commercial location where a variety of businesses are represented. Brighton Station is just 300 metres from the property.

Accommodation

The property is newly constructed and forms part of the ground floor of a mixed use scheme which provides 9 x residential units to the upper floors and commercial uses to the ground floor. The consented uses for the rear of the commercial space is B1 (office).

Description

We understand that the ground floor commercial element will provide a total area of approximately 212 sq m (2,286 sq ft). The unit can be split to provide smaller units from approx 41 sq m (441 sq ft) upwards. The property has been finished to a shell specification with capped services ready for fit out.

Planning

The consented uses for the rear of the commercial space are B1 (office) A1 (retail) and A3 (restaurant / cafe).

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

Terms

The accommodation is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £25/sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc. Alternatively, the accommodation is offered for sale as a whole on the basis of a new long leasehold interest at a price of £895,000.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.lettingbusinesspremises.co.uk.

EPC

To be assessed.

Business Rates

To be assessed on completion of the building works.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the sole agents Flude Commercial.

Please contact: **Ed Deslandes**

Telephone: **01273 727070**

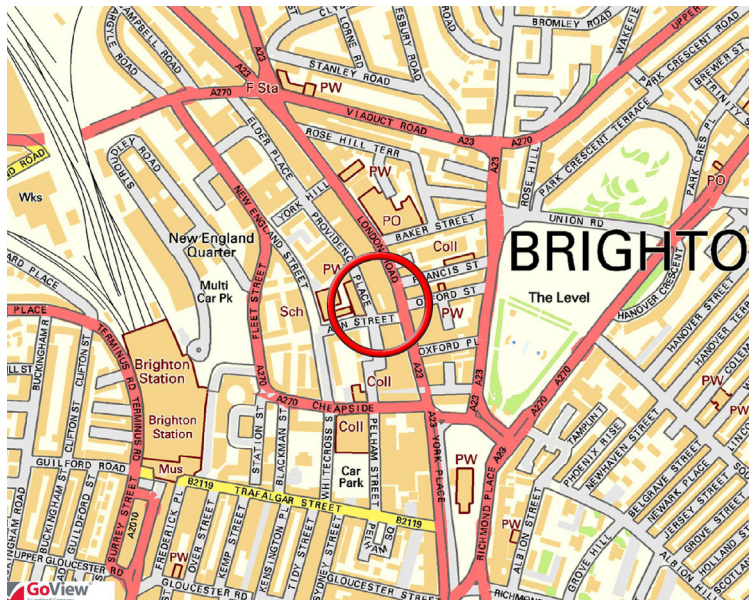
Email: **e.deslandes@flude.com**



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i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Location Maps



Boundaries shown are for identification purposes only