



INDUSTRIAL / LEISURE / OFFICE / RESTAURANT / CAFE TO LET

GROUND FLOOR UNIT

St Peter's Yard, St Peter's Street, Brighton, BN1 4GR

Ground Floor Commercial space to let - Available
To Let on a 1 year Licence Agreement

834 SQ FT

Eightfold
property

Tel: 01273 672 999
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Summary

Available Size	834 sq ft
Rent	£10,404 - £24,804 per annum inclusive of service charge & utilities exclusive of rates, VAT & all other outgoings.
Business Rates	To be assessed however anticipated that the units should qualify for 100% small business rate relief.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Temporary building (less than 2 years)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Unit	459	42.64
Ground - Separate Lock Up Unit	375	34.84
Total	834	77.48

Description

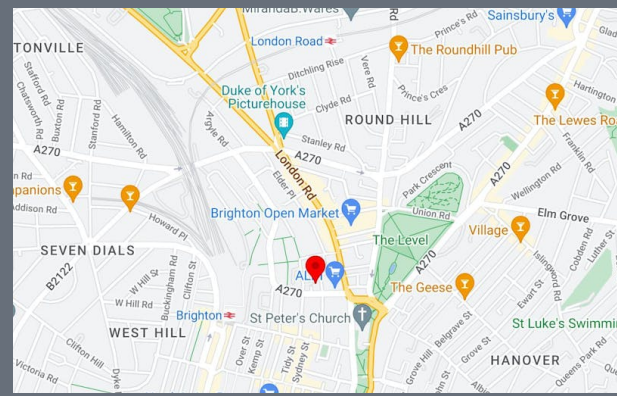
Ground Floor units formed of a one converted garage unit, and a converted shipping container unit, currently in use as a gym, which offer some trendy spaces that may suit a variety of uses.

Location

The units are located in St Peter's Yard on St Peter's Street. This is on the periphery of Brighton's North Laine to the west of London Road. Brighton Station is only a few minutes walk away whilst nearby occupiers include Sainsbury's, Specsavers, Moksha, Meat & Liquor & Unbarred Brewery.

Terms

Available by way of a licence agreement for a term of 1 year less 1 day on an internal repairing basis.



Get in touch

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