



A3 (RESTAURANTS AND CAFES) / RETAIL TO LET

1ST FLOOR

57-58 East Street, Brighton, BN1 1HN

OUTSTANDING VALUE 1ST FLOOR PREMISES
ACCESSED VIA SHOP OF NATIONAL RETAILER

507 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	507 sq ft
Rent	£1,500 per month inclusive of rates, utilities & service charge, exclusive of all other items & VAT.
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

Comprising the first floor space of an attractive 3 storey building with an attractive bay fronted window. Accessed via the ground floor shop premises trading as Russell & Bromley who are a nationwide brand retailing footwear & accessories. The area on the 1st floor comprises a space overlooking East Street that is considered suitable to be used for retailing with a storage to the rear of the building. If required at the cost of the landlord they would be prepared to strip out the space & hand over in a white box condition with grey vinyl flooring matching that of the shop on the ground floor.

Location

The property is situated on the Eastern side of East Street, Brighton, amongst an array of quality retailers including Hugo Boss, Molton Brown, Castle Fine Art, All Saints & Indian Summer. Brighton seafront is only a short walk away to the south of the property whilst Brighton's famous Lanes are to the west of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Sales/ Cafe area	507	47.10
Total	507	47.10

Viewings

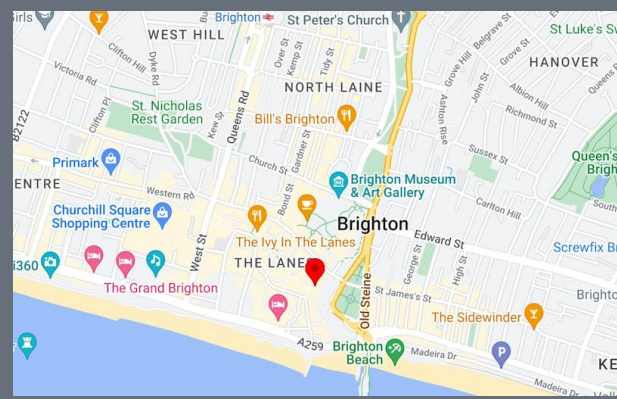
Strictly through the clients agents Eightfold Property.

Terms

Available by way of a licence agreement for up to a maximum of 364 days of which the charge will £1500 per calendar month inclusive of business rates, electricity, heating, water & service charge, exclusive of all other charges & VAT.

Situation

Our Clients Russell & Bromley currently have a surplus area on the 1st floor of their Brighton store & are looking to find a suitable party to occupy the space who they feel would be complementary to their business located on the ground floor. The space is not self contained & access will be provided through the shop during trading hours. The trading hours will be 10am- 6pm Monday to Saturday and 11am-5pm on Sunday.



Get in touch

Max Pollock

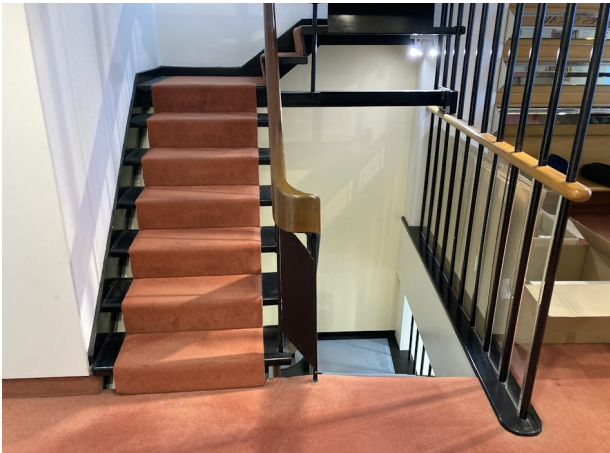
01273 672999 | 07764 794936
max@eightfold.agency

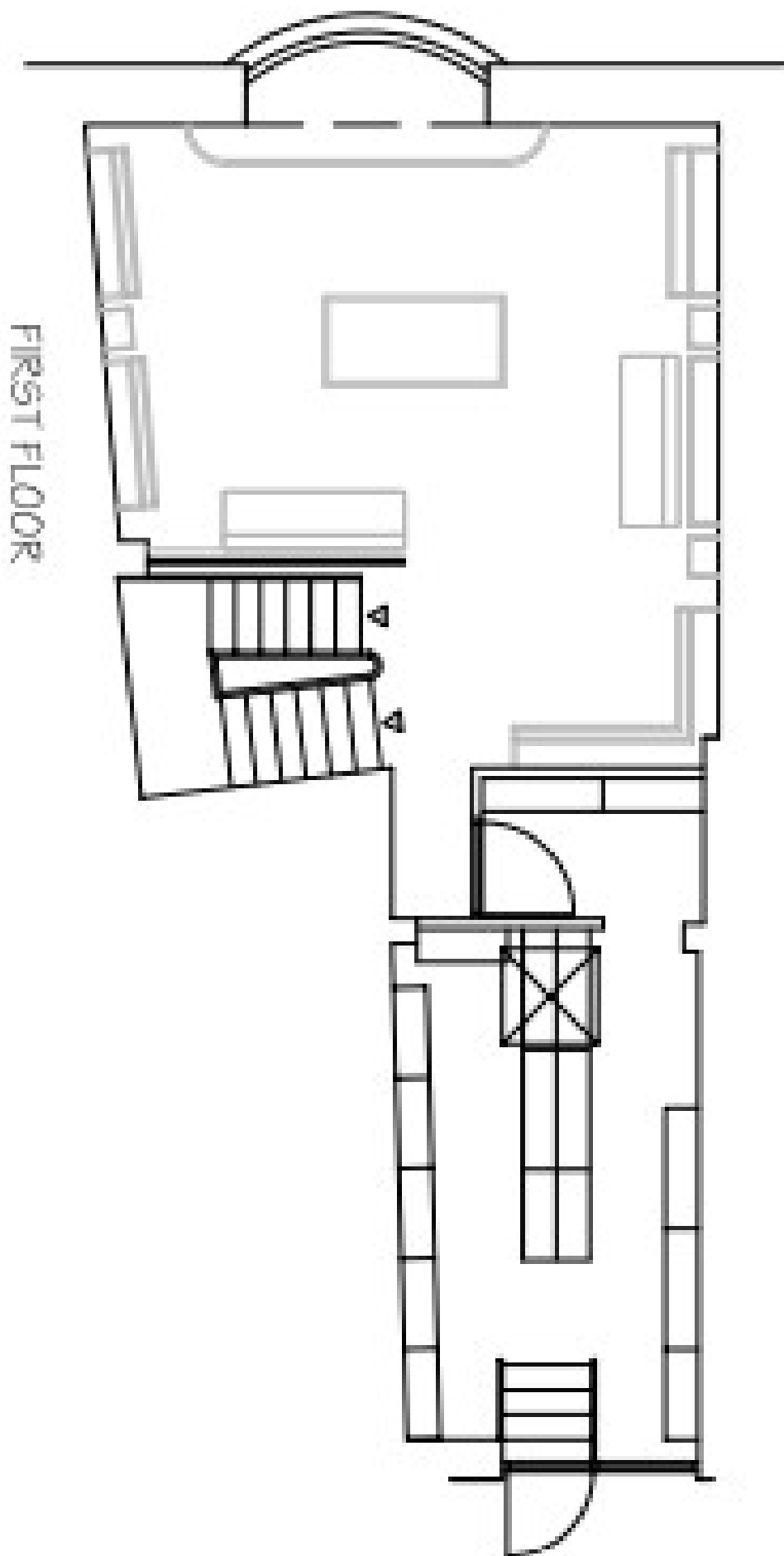
James Hawley

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FIRST FLOOR

1st Floor, 57-58 East Street, Brighton, BN1

