

840 sq ft (78 sq m) NIA

## **A1 Retail Unit**

Situated within the sought after Jubilee Street Development  
Would suit alternative uses (stpc)

## **To Let**

Guide Rent - £35,000 pax



9 Jubilee Street,  
Brighton, East Sussex BN1 1GE

## Location

The City of Brighton & Hove is located on the south coast approximately 45 miles south of London, 20 miles west of Eastbourne and 10 miles east of Worthing. Crawley (Gatwick Airport) and the base of the M23 are located approximately 20 miles to the north.

The subject property is situated on the western side of Jubilee Street just to the south of its junction with North Street (which in turn links with the A23 approximately 150 metres to the east).

Situated within a modern development the property benefits from high pedestrian footfall and proximity to neighbouring occupiers including Tesco Express, Carluccio's, Yo! Sushi, Starbucks, Zilli Brasserie, Las Iguanas, Headmasters, Sk:n, Ligne Roset and myhotel. Brighton mainline railway station is situated approximately 500 metres to the north west.

## Description

The premises comprise of a ground floor lock-up retail unit currently arranged as an open plan retail sales area, kitchenette and WC. Benefits include air conditioning, electric security grille, carpeted and wooden laminated flooring (incorporating some under floor power sockets), suspended ceiling and sprinkler system.

## Accommodation

Retail Sales - 840 sq ft (78.00 sq m).  
Kitchenette.  
WC.

## Terms

Available to let by way of a new effectively fully repairing and insuring lease for a term to be agreed.

## Guide Rent

£35,000 per annum exclusive.

## VAT

We understand that VAT will be chargeable on the rent.

## Business Rates

Rateable value 2005 list: £21,000. 2010 list: £30,000 (effective from 1 April 2010).

UBR for the current year (1/4/2008 to 31/3/2009): 48.5p in the £.

Rates payable for the current year: £10,105.

*Interested parties are advised to contact Brighton & Hove City Council to verify the above information.*

**For further information or to arrange a viewing please contact sole agents Andrew France & Co:**

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