



**AVAILABLE  
JANUARY 2024**

**TO LET**  
**NORTH LAINE E CLASS RETAIL UNIT**  
**41 BOND STREET**  
**BRIGHTON BN1 1RD**



## LOCATION

The property is prominently situated on the eastern side of Bond Street in the popular and diverse North Laine area, a cosmopolitan and vibrant mix of some 300 independent shops, offices, 37 cafes, 22 pubs, and 4 theatres including the Komedia.

Nearby occupiers include Caffe Nero, Porta, Loyfar, Route One, OG Kicks, Stay In Your Lane Vintage and Bagelman.

Brighton station is 0.5 miles (11 mins walk). There is an NCP car park (587 spaces) in Church Street nearby (3 mins, 150 m).

## DESCRIPTION

41 Bond Street comprises a prominent retail unit arranged over ground and lower ground floors. with hardwood floors, glazed display frontage and studio lighting and has recently been redecorated by the current occupier.

## ACCOMMODATION

Ground Floor Sales 428 sq ft 39.8 sq m  
Rear store 89 sq ft 8.3 sq m  
W.C.

All areas are net internal.



## EPC

Certificate No: 8199-3896-3011-5155-6896 rated B 42. Valid until 15 October 2030.

## LEGAL COSTS

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

## LEASE

A new effective full repairing & insuring lease on terms to be agreed.

**Note: The property is currently occupied under licence, the earliest date for occupation is January 25th 2024.**

## RENT

£45,000 per annum exclusive.

## BUSINESS RATES

RV £16,250 UBR 49.9p (Apr 23/24). Small Business Rates Relief may apply.

Note: The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief.

## VAT

VAT is not chargeable on the rental outgoings.





## VIEWING & FURTHER INFO

simon thetford

m: 07851 246805

e: [simon@carrpriddle.co.uk](mailto:simon@carrpriddle.co.uk)

T:01273 208010

w:[carrpriddle.co.uk](http://carrpriddle.co.uk)



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor/lessor take no responsibility for any error, omission or misstatement therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.