

# GROUND FLOOR RETAIL PREMISES

**Carr & Priddle**  
PROPERTY MATTERS



## 48 NORFOLK SQUARE BRIGHTON BN1 2PA

- PROMINENT LOCATION
- SUITABLE FOR A VARIETY OF USES (STNC)
- NEW LEASE AVAILABLE
- 100% RATE RELIEF (STS)
- NEW LEASE AVAILABLE
- SELF CONTAINED GROUND FLOOR SHOP
- NO HOT FOOD

## LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

48 Norfolk Square is prominently situated on the northern side of Western Road the main thoroughfare linking Brighton and Hove.

Nearby occupiers include Bankers, The Co-Op, King & Chasemore, Boudica, Cibo, Phillips & Still and Waitrose.

Brighton station is 19 mins walk (0.8 miles) via Queens Road with the seafront and the i360 (0.4 miles) a few minutes away.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 2PA

## DESCRIPTION

The property comprises of a self contained ground floor lock up shop formally trading as Custom Tattoo since 2011.

Ground floor sales/reception leading to rear studio/treatment room and kitchen. Stairs to lower ground floor comprising two studio/treatment rooms with kitchen and W.C also the premises is suitable for a variety of uses (STNC).

## ENERGY PERFORMANCE CERTIFICATE

EPC rating is D 78 valid until 1st October 2030

## TENURE

An assignment of the existing lease, details on application. Alternatively a new effective full repairing & insuring lease on terms to be agreed.

## BUSINESS RATES

The Rateable Value from April 2024/2025 provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £10,000.

However, since the premises have a rateable value lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates>

## RENT

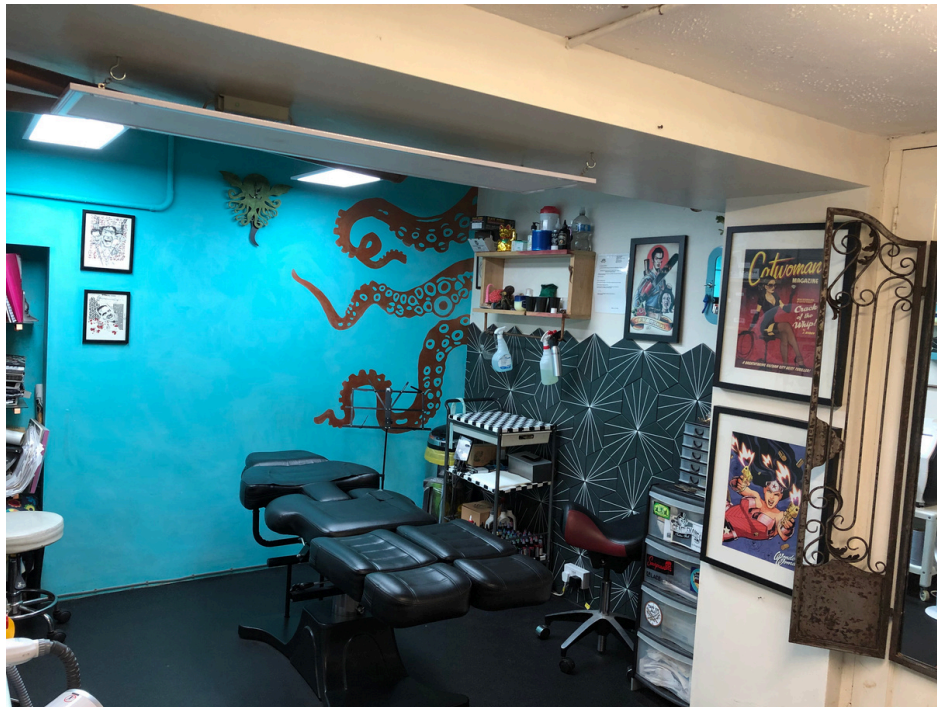
Rent on application

## VAT

We are advised that the property is not elected for VAT.



ACCOMODATION	SQ FT	SQ M
Ground Floor	318	29.5
Lower Ground Floor	321	29.8
<b>Total</b>	<b>639</b>	<b>59.36</b>



## USE

We understand that the premises fall within the new use class (Sept 2020) 'E' . The tenant is to make their own enquiries to ensure their use falls within this class .

## LEGAL COSTS

Incoming tenant to be responsible for their own legal fees and the landlords legal costs.

## MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

## VIEWINGS AND FURTHER INFORMATION



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## AGENCY | MANAGEMENT | LEASE ADVISORY | VALUATION | INVESTMENT | ACQUISITIONS



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.