

# GROUND FLOOR CLASS E UNIT

41 GEORGE STREET BRIGHTON  
BN2 1RJ



- SUITABLE FOR A VARIETY OF USES (STNC)
- NEW LEASE AVAILABLE
- SMALL BUSINESS RATE RELIEF (STS)
- SELF CONTAINED GROUND FLOOR UNIT
- NEWLY REBURISHED
- CLASS E PREMISES

**TO LET**

## LOCATION

George Street in Brighton stretches between St James's Street and Edward Street, surrounded by a bustling residential community. Its neighbours include prominent local entities like the American Express HQ, situated next to the impressive Edward Street Quarter development. Meanwhile, St James' Street houses renowned establishments such as Sainsbury's Local, Starbucks, Superdrug, and Morrisons. In contrast, George Street boasts a vibrant array of local retail shops, pubs, and popular eateries.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN2 1RJ**

## DESCRIPTION

The property comprises of a newly refurbished self contained ground floor unit with a garage. It is currently vacant possession, the premises is a open plan space with a fitted kitchenette also benefiting from a store area leading onto a private garage and WC. Suitable for a variety of uses (STNC).

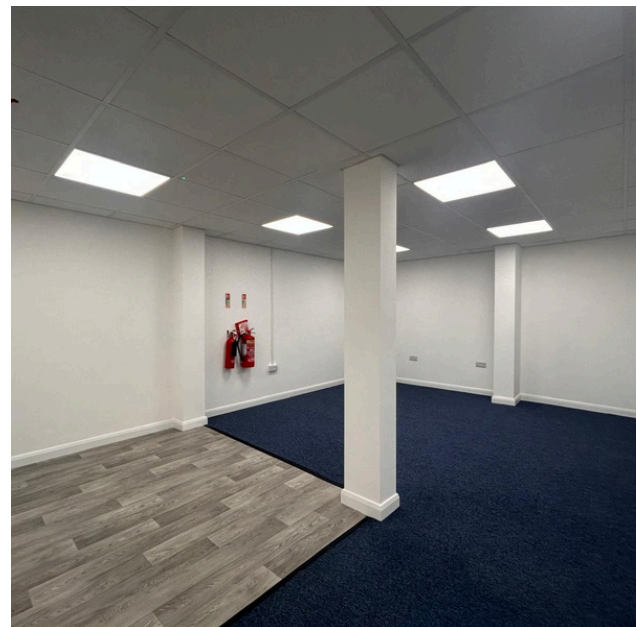
Features include :

- Window display frontage
- Newly refurbished
- Private garage
- LED lighting
- WC facilities



## ACCOMODATION

	SQ FT	SQ M
Ground Floor Area	473	44.01
Store Area	108	10.12
Kitchen Area	98	9.15
WC	-	-
Garage	160	14.92
<b>Total</b>	<b>841</b>	<b>78.20</b>



## ENERGY PERFORMANCE CERTIFICATE

EPC rating to be assessed.

## TENURE

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 £14,500.

The Small Business Rate for the current financial year (2023/2024) is 49.9p in the £ making the Rates Payable circa £7,235.

## RENT

£20,000 Per Annum Exclusive

## VAT

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

## 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

Each party to be responsible for their own legal fees

## 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



**Jenny Hopkins**  
**07562945110**  
**[jenny@carrpriddle.co.uk](mailto:jenny@carrpriddle.co.uk)**



**Simon Thetford**  
**07851 246805**  
**[simon@carrpriddle.co.uk](mailto:simon@carrpriddle.co.uk)**

**01273 208010**  
**[carrpriddle.co.uk](http://carrpriddle.co.uk)**



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