

**24 Duke Street**  
Brighton, BN1 1AG

**TO LET - City Centre Retail  
Building  
Rental £37,500PAX**

**1,165 sq ft**  
(108.23 sq m)

- Prime Class E Unit
- New Lease
- City Centre Location

# 24 Duke Street, Brighton, BN1 1AG

## Summary

Available Size	1,165 sq ft
Rent	£3,125.00 per month
Rates Payable	£14,096.75 per annum
Rateable Value	£28,250
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (58)

## Description

The building is arranged over five floors, offering a great company profile, most recently trading as an Italian Cafe the premises offer ground floor retail space, with a rear staircase leading to all other floors. The 1st floor offers additional seating, the 2nd floor has been arranged as a Kitchen & prep area with an internal extraction system, the 3rd floor provides either further retail space or office & storage, with the basement level having WC facilities & a walk in freezer.

## Location

Duke Street is in the heart of the city centre of Brighton, located just round the corner from Churchill Square Shopping Centre & The Lanes. Nearby occupiers include Nando's, The Ivy & The Ivy Asia, Browns & Rush Hair.

## Accommodation

The accommodation comprises the following areas:

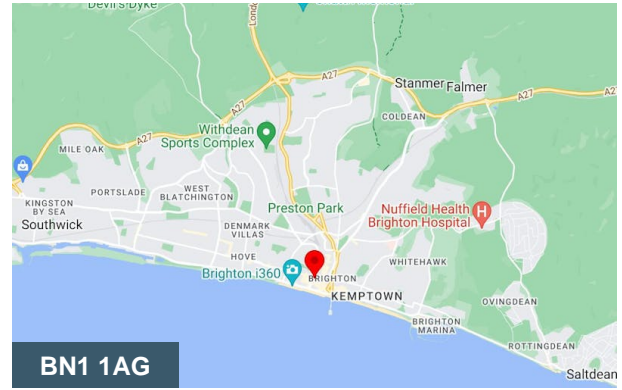
Name	sq ft	sq m
Basement	224	20.81
Ground	226	21
1st	242	22.48
2nd	256	23.78
3rd	217	20.16
<b>Total</b>	<b>1,165</b>	<b>108.23</b>

## Viewings

Please contact Landlords Sole Agent - Newlands Property to arrange a viewing.

## Terms

The property is available on a new FRI lease with terms to be agreed with asking rental of £37,500 PAX.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com