



**8 Bristol Road**  
Brighton, BN2 1AP

**TO LET - Retail / Office  
Space  
Rental £16,000 PA**

**642.37 sq ft**  
(59.68 sq m)

- New Lease
- Available Now
- Excellent Starter Unit

# 8 Bristol Road, Brighton, BN2 1AP

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 642.37 sq ft   |
| <b>Rent</b>           | £1,329.16 per month  |
| <b>Rates Payable</b>  | £4,141.70 per annum<br>Unit should be eligible for rates relief, please check with local council |
| <b>Rateable Value</b> | £8,300   |
| <b>Service Charge</b> | N/A  |
| <b>Car Parking</b>    | N/A  |
| <b>VAT</b>            | To be confirmed  |
| <b>Legal Fees</b>     | Each party to bear their own costs   |
| <b>Estate Charge</b>  | N/A  |
| <b>EPC Rating</b>     | EPC exempt - EPC has been commissioned, will be available in less than 28 days                   |

## Description

The property comprises of a an open plan ground floor retail/ office space with good window frontage, along with shared access to a secure lower ground floor storage/ kitchenette area.

The space would suit various occupiers, within the class E user class a great starter unit for a new or expanding business.

## Location

The property is located within a small parade on Bristol Road, just off of St Georges Road, in the heart of Kemptown, Brighton the area has excellent passing trade and high level of footfall with a number of other local businesses within the area.

## Accommodation

The accommodation comprises the following areas:

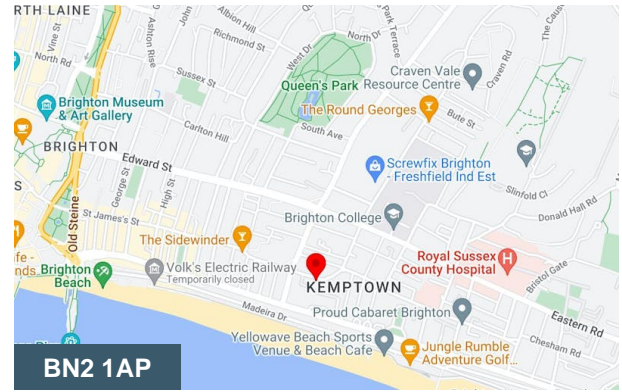
| Name         | sq ft         | sq m         |
|--------------|---------------|--------------|
| Lower Ground | 259.85        | 24.14        |
| Ground       | 382.52        | 35.54        |
| <b>Total</b> | <b>642.37</b> | <b>59.68</b> |

## Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

## Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £16,000 per annum exclusive.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com