

**PRESTIGIOUS
COMMERCIAL BUILDING**

TO LET



35 SHIP STREET

BRIGHTON BN1 1AB



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of central Brighton, close to The Lanes and within walking distance of Brighton seafront and Brighton railway station. The position on Ship Street receives a good amount of footfall and the property is located in a prime commercial area, with the renowned 'The Ivy In The Lanes' restaurant opposite, and numerous multiple and independent traders nearby including Browns, TK Max and Subway.

Description

A rare opportunity to occupy this centrally based E class property which would suit a variety of commercial traders. Comprising of ground, lower ground and first floors there is a modern open glass staircase at the front of the building providing access to the lower ground floor and a rear open glazed staircase providing access to both the lower ground and first floors.

The building has been altered to allow it to connect with 1-2 Lewis' Buildings which is located to the rear and used for storage and staff break out.

Lower Ground Floor	1,339 ft ²	124.3 m ²
Ground Floor	1,217 ft ²	113.0 m ²
First Floor	1,214 ft ²	115.5 m ²
1-2 Lewis Buildings	629 ft ²	58.4 m ²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £85,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £65,000

EPC Applied for

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**



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amenities and services not tested
measurements are approximate



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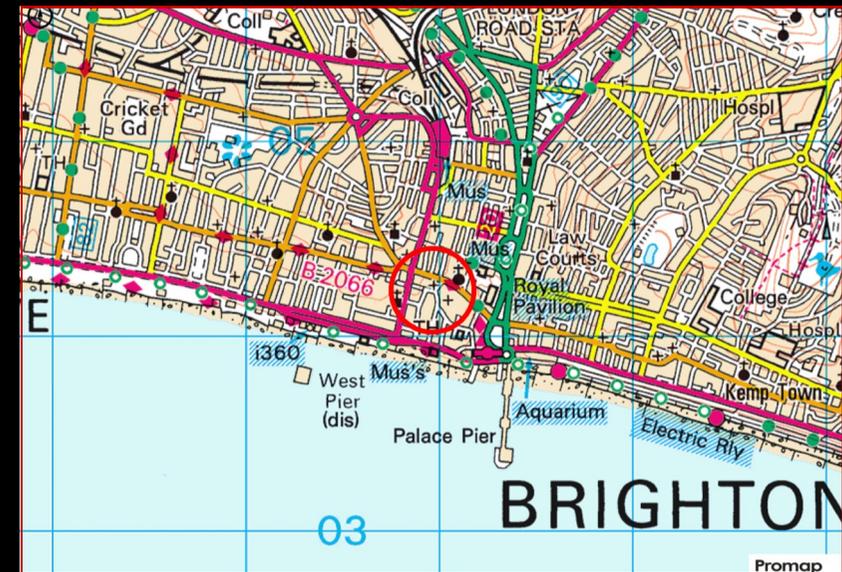
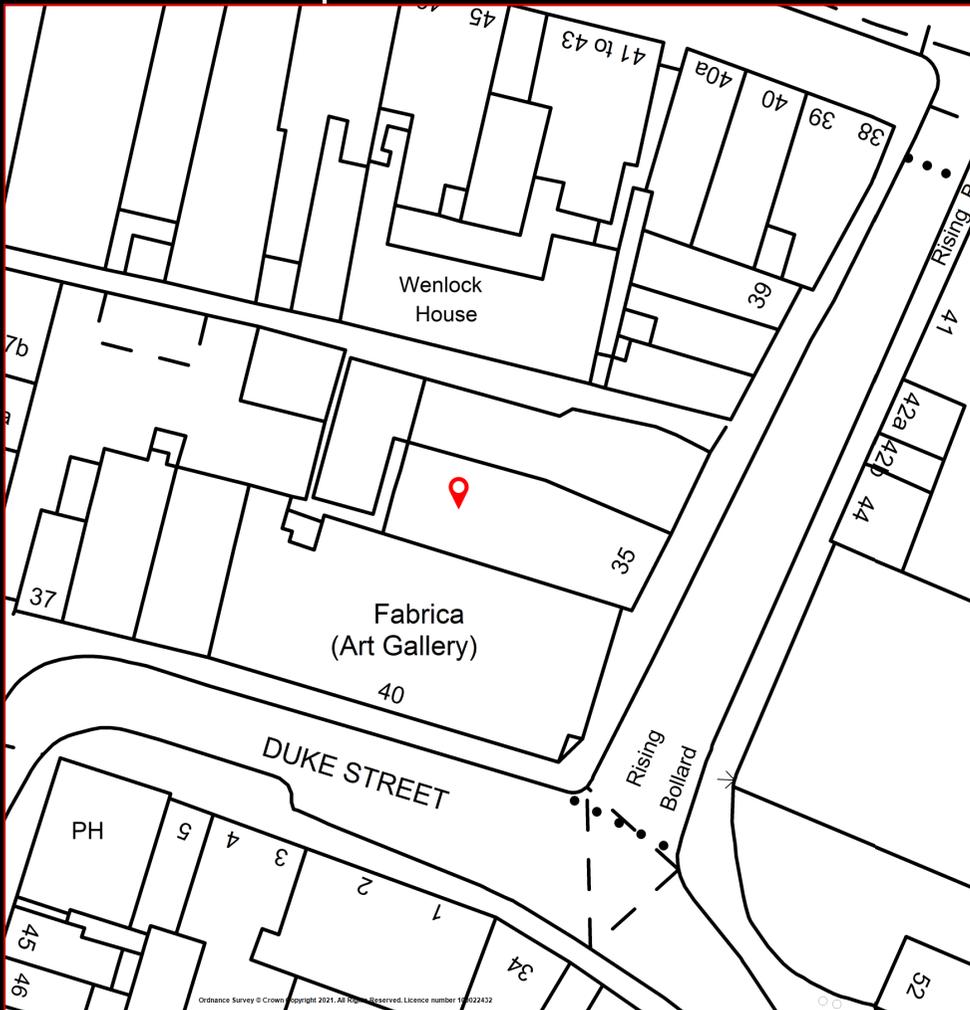




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