

# CLASS E BUILDING

# TO LET



**10 MANCHESTER STREET**

**BRIGHTON BN2 1TF**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM



## Location

Situated in central Brighton, moments from St James's Street & Old Steine and within walking distance of Brighton Seafront. Occupiers close by include Morrisons, The Mucky Duck and Charles Street Tap.

## Accommodation

A chance to occupy a full commercial building, previously used as a restaurant with premises licence, but would suit a variety of commercial uses. The accommodation comprises of open plan ground floor with feature fireplace and bar area. Lower ground floor is fitted with a commercial kitchen, full stainless steel kitchen worktops, gas hob & oven with fridge freezers and commercial extraction as well as a dumbwaiter lift from basement to first floor. First floor is an open plan space with wood laminate flooring and feature fireplace. Second floor has w/c facility, storage and additional room with seating.

Ground floor	262 ft <sup>2</sup>	24.3 m <sup>2</sup>
Lower ground floor	225 ft <sup>2</sup>	20.09 m <sup>2</sup>
First floor	262 ft <sup>2</sup>	24.3 m <sup>2</sup>
Second floor	62 ft <sup>2</sup>	5.7 m <sup>2</sup>
<b>Total accommodation</b>	<b>811 ft<sup>2</sup></b>	<b>75.3 m<sup>2</sup></b>

## Terms

A new full repairing and insuring lease at a guide rent of **£22,000** per annum exclusive, for a term to be agreed, subject to rent reviews at appropriate intervals.

**Rateable Value** £10,000      **EPC** C 53

Viewing by appointment with sole agent **GRAVES SON & PILCHER**



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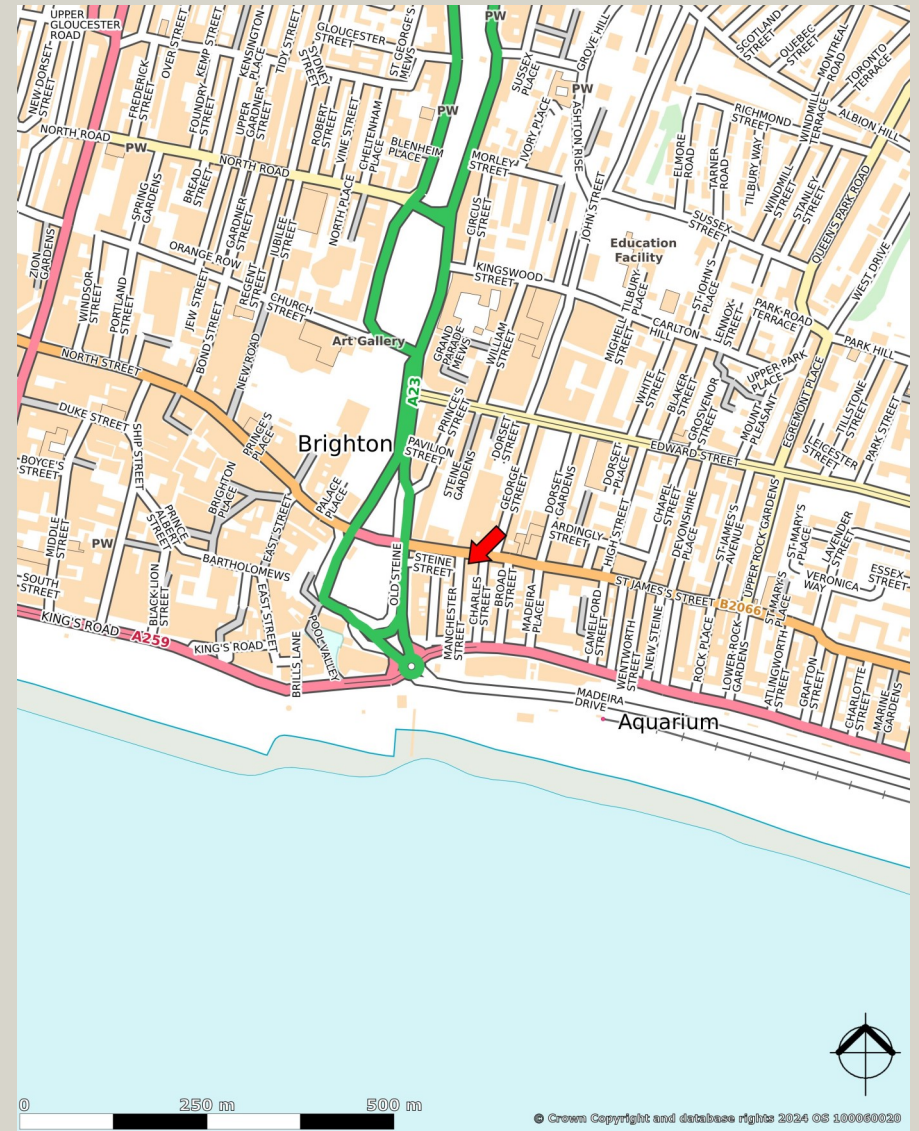
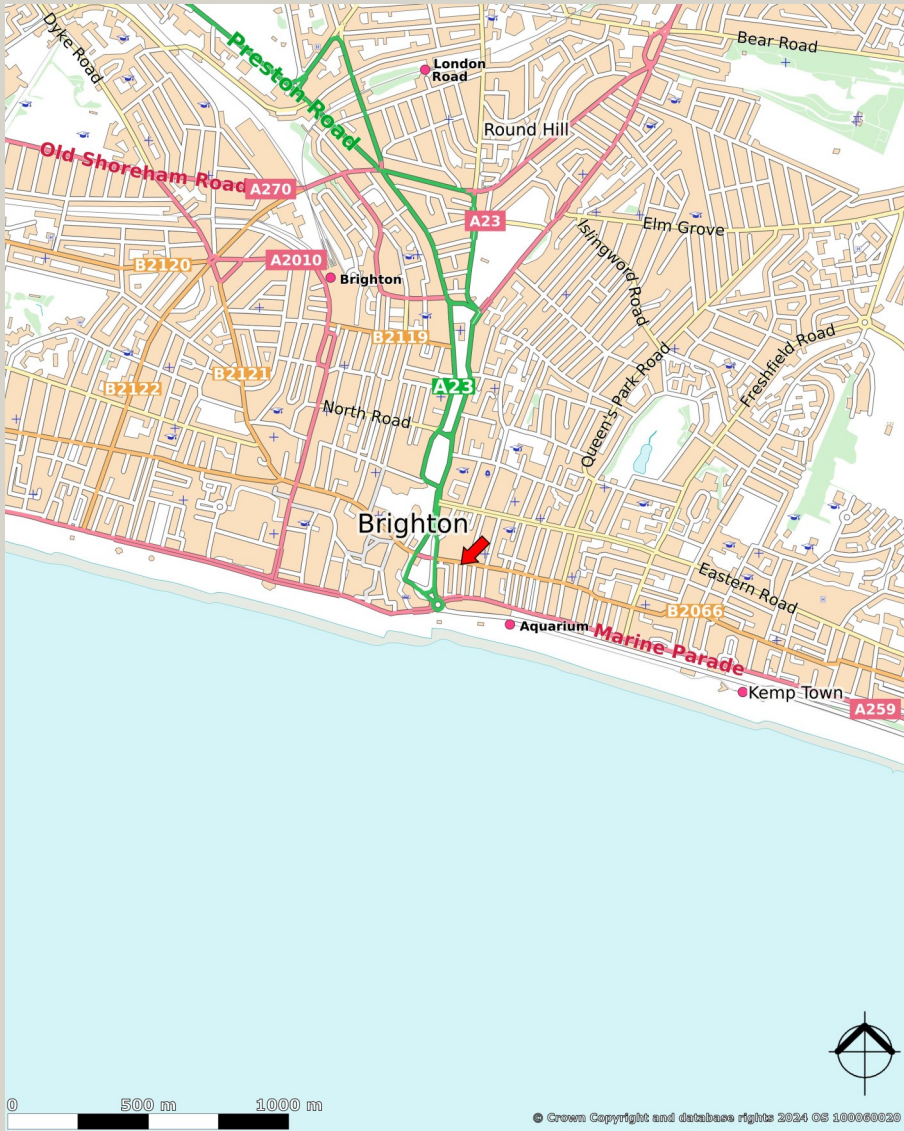


amenities and services not tested  
measurements are approximate and net internal

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