



**TO LET**

15 Ship Street  
Brighton, East Sussex BN1 1AD





## Key Features

- Attractive prominent period commercial unit located in the heart of the historic lanes
- Last used as a dentist
- Suitable for various uses subject to planning where necessary
- Large predominantly open ground floor with a good sized useable basement
- Located close to the seafront & Churchill Square
- Long attractive return frontage to Ship Street Gardens
- To let on a new lease
- Rent £65,000 per annum
- [Virtual tour](#)





## Location & Situation

The south coast city of Brighton & Hove is 55 miles south of Central London, 50 miles east of Portsmouth and 25 miles west of Eastbourne. The city benefits from excellent transport infrastructure. The A23(M) provides access north, connecting with the A27 - which provides east / west access.

Brighton & Hove is one of the fastest growing conurbations in the country with a population increase of around 8.4% over the past decade and a 6.6% growth forecast by 2030.

The property is located within the historic Lanes district of Brighton, an established, vibrant and popular mixed use location in the heart of the city characterised by predominantly retail, leisure, residential and office uses.

Brighton Station is located 800 metres north. Churchill Square Shopping Centre is 300 metres west. Ship Street connects with the A259 Kings Road on the seafront approximately 150m to the south.







## Description & Accommodation

The property forms part of a three storey end of terrace Grade II listed building with the subject accommodation forming the ground and lower ground floors.

The property was last used as a dental practice. It is offered in shell condition ready for a tenants fitout.

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Ground	2,874 sq ft	273.03 sq m
Lower ground	1,361 sq ft	126.44 sq m
<b>Total</b>	<b>4,235 sq ft</b>	<b>393.47 sq m</b>







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## Rateable Value

Rateable Value 2017: £47,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## EPC

TBC.

## Planning

The property was granted planning consent in 2001 for use as a dental surgery (Ref: BH2001/02143/FP) with ancillary training, office and laboratory facilities. Such use is classified under Use Classes D1 of the Use Classes Order 1987 (as amended). It is considered that the premises would also suit a variety of other uses (subject to planning where necessary).

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.







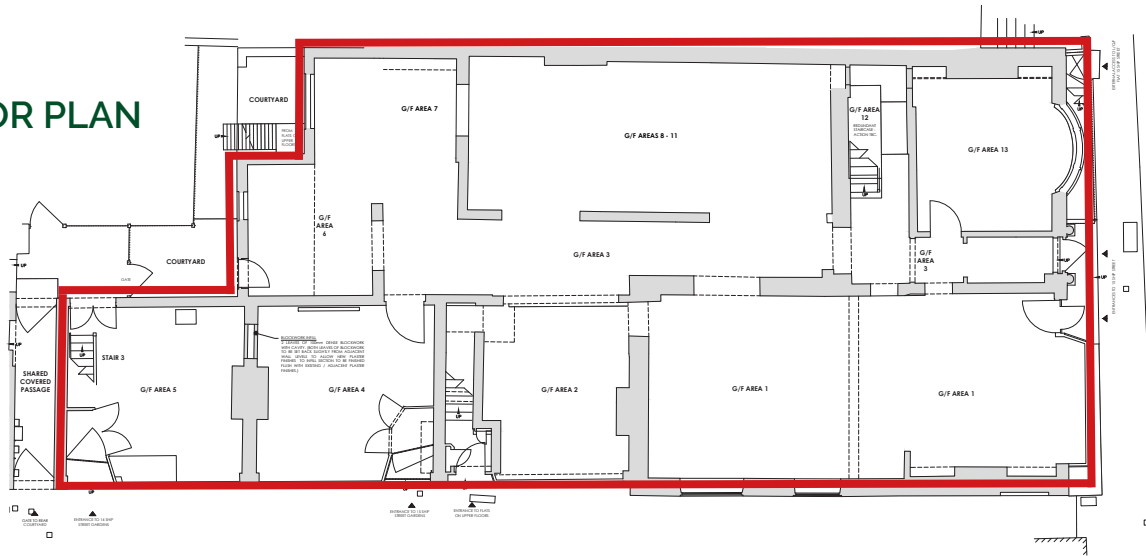
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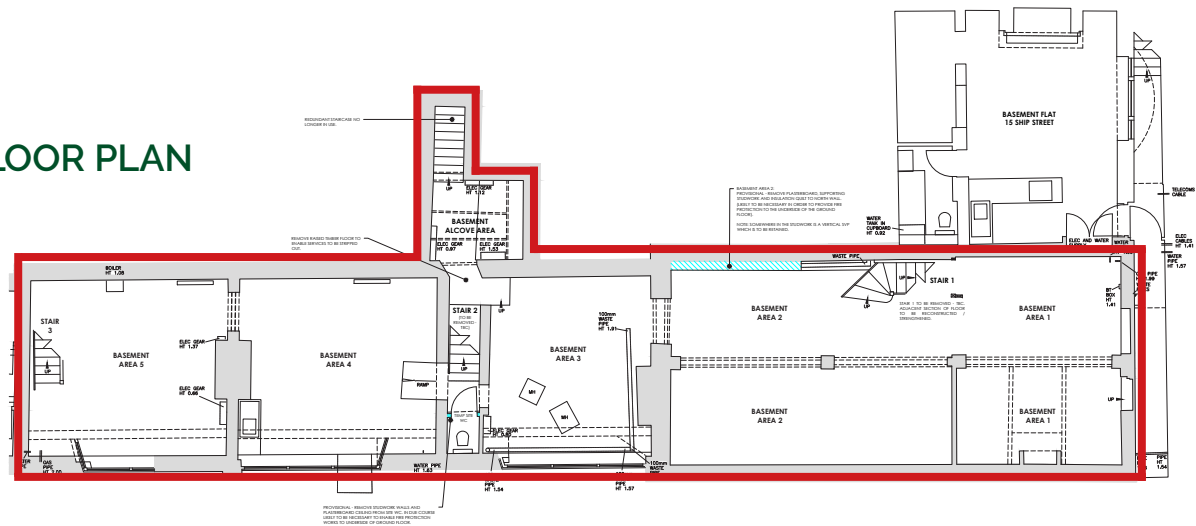




## GROUND FLOOR PLAN



## LOWER GROUND FLOOR PLAN







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## Terms

The property is available by way of new full repairing and insuring lease for a term to be agreed at a commencing rent of £65,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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October 2021

