



9 St George's Place
Brighton BN1 4GB

TO LET

CHARACTER OFFICE SPACE WITH PARKING

Lower Ground: 49.46 sq m (532 sq ft)

Ground Floor: 59.15 sq m (637 sq ft)

First Floor: 39.7 sq m (427 sq ft)

Total Space Available: 148.3 sq m (1,596 sq ft)

Key Features:

- Character period mid terraced building
- Opposite Victoria Gardens
- Located in city centre close to local amenities
- Within five minutes' walk of Brighton Station
- Regular bus and taxi services nearby
- Allocated parking
- Easy access to A23
- Eligible for Small Business Rates Relief (subject to status)
- EPC 'C' rating (Ground & Lower Ground Floors)





Location

The property occupies a prominent position along St George's Place with St Peter's Church opposite. St George's Place forms part of the northbound carriageway of the A23 London Road and high volumes of traffic pass by the property along this frontage.

Traffic is able to turn off St George's Place and up Trafalgar Street, towards the North Laine speciality shopping area and Brighton Station. The sea front and Brighton station are only minutes away.

Accommodation

The property comprises a four storey plus basement Grade II Listed building with accommodation arranged over the lower ground, ground and first floors.

Each floor can be let individually.

The available suites have the following approximate **Net Internal Areas (NIA)**:

	Sq Ft	Sq M
Lower Ground Floor	532	49.46
Ground Floor	637	59.15
First Floor	427	39.69
Total Space Available	1,596	148.30

EPC

Lower Ground & Ground Floors: C (122)

First Floor: tbc

Planning

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.

Terms

The premises are available to let by way of a new lease, for a term to be agreed, at a guide rent as follows:

Lower Ground Floor:	£10,640 per annum
Ground Floor:	£12,740 per annum
First Floor:	£6,400 per annum

Business Rates

Lower Ground and Ground Floors: £13,000
First Floor: £8,000

Most occupiers would be eligible for Small Business Rates Relief (subject to status).

VAT

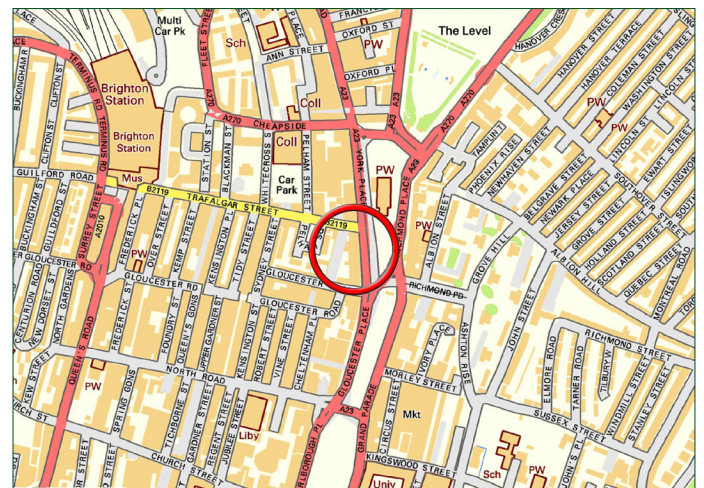
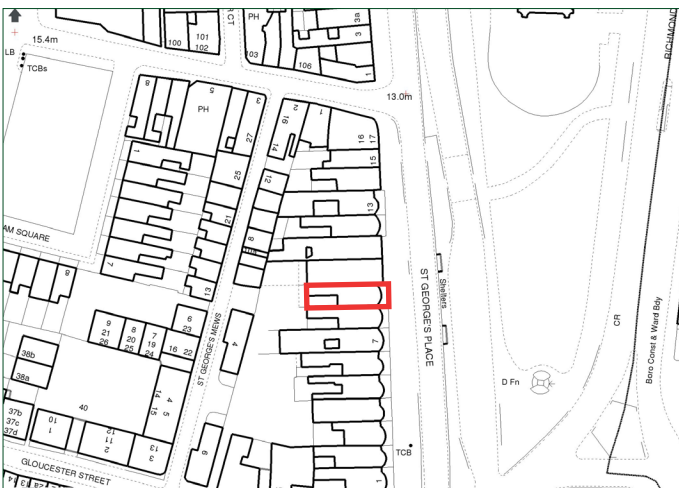
Rents and prices are quoted exclusive but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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