



# CLASS E OPPORTUNITY BRIGHTON UNIT 5, DUKES LANE

#### LOCATION

Dukes Lane is one of Brighton's most exclusive shopping destinations, situated between Churchill Square and East Street and close to the historic Lanes and Duke Street.

Dukes Lane offers a vibrant mix of national and independent shops and boutiques with retailers including **Fred Perry, Aquila, Isle of Avalon, Farah** and **Toast**.

Award winning street food operator **Mowgli** opened their doors on Dukes Lane last year.

Please refer to the attached copy of the street traders plan for further details.

## ACCOMMODATION

The premises are arranged over ground floor only comprising the following approximate area:

**Ground Floor** 702 sq. ft. (65.21 sq. m)

#### LEASE

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

#### RENT



per annum exclusive.

#### SERVICE CHARGE

The service charge for the current financial year is £9,200.

#### **BUSINESS RATES**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£25,750
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

#### EPC

An EPC has been commissioned. A full report is available upon request.

#### LEGAL COSTS

Each parties are responsible for their own legal costs incurred in this transaction.

#### VIEWING

By prior appointment through sole agents, **Green & Partners**, contacting:

## Nicole de Blaquière

#### 07789 478916

nicole.deblaquiere@greenpartners.co.uk

SUBJECT TO CONTRACT

# green&partners

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