



**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**

# £30,000

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:

<b>Rateable Value</b>	£25,750
<b>UBR (24/25)</b>	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 Blaquiére**                    07789 478916  
[nicole.deblaquiere@greenpartners.co.uk](mailto:nicole.deblaquiere@greenpartners.co.uk)

**Sophie Marich**                    07375 625623  
[sophie.marich@greenpartners.co.uk](mailto:sophie.marich@greenpartners.co.uk)

Subject to Change

MIDDLE STREET

SHIP STREET

15-16  
**They made this.**

17-18  
**TOAST**

19-20  
**AVAILABLE**

21  
**THE BRIGHTON BOX**

22  
*Rich's*

23  


24  
**AVAILABLE**

25  
**RUBIROX**  
*UNGLAZED*

26

27  
**PROFILE FASHION**

12  
**MOWGLI**  
STREET FOOD

**DUKES LANE**  
BRIGHTON

11  
**AQUILA**  
HANDMADE JEWELLERY

10  
**BRAND SIXTEEN**

9  
*BEYOND THE VEIL*

8  
**ISLE OF AVALON**

7  
**AVAILABLE**

6  
**AVAILABLE**

5  
**3 FARAH**

3-4  
**AVAILABLE**

2  


NO ACCESS TO CAR PARK

**CAR PARK**

CARETAKER'S OFFICE

**CAR PARK ENTRANCE**