



CLASS E OPPORTUNITY

BRIGHTON
UNIT 10, 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.

Ben Sherman have recently opened their flagship store on the Lane'.

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

ACCOMMODATION

The premises are arranged over ground and first floors comprising the following approximate areas:

Table with 3 columns: Area, sq. ft., and sq. m. Rows include Ground Floor, First Floor, and Total.

LEASE

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

RENT

£25,000

per annum exclusive.

SERVICE CHARGE

The current service charge for the financial year is £5,461.16 per annum.

BUSINESS RATES

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

Table with 2 columns: Metric and Value. Rows include Rateable Value and UBR (24/25).

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 Blaquièrè 07789 478916
nicole.deblaquiere@greenpartners.co.uk

Sophie Marich 07375 625623
sophie.marich@greenpartners.co.uk

SUBJECT TO CONTRACT

MIDDLE STREET

SHIP STREET

15-16
They made this.

17-18
TOAST

19-20
AVAILABLE

21
THE BRIGHTON BOX

22
Rich's

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

34
AVAILABLE

23


24
AVAILABLE

25
RUBIROX
UNGLAZED

26

27
PROFILE
FASHION

2


NO ACCESS TO CAR PARK

CAR PARK

CARETAKER'S OFFICE

CAR PARK ENTRANCE