

Brighton

16-17 East Street

Class E Opportunity



Location

The subject premises offer a prominent, double-fronted unit on East Street, in close proximity to the beachfront and The Lanes. East Street comprises a variety of premium and lifestyle fashion brands including **Sweaty Betty**, **Reiss**, **All Saints**, **Russell & Bromley** and **Barbour**.

Additionally, there are a mix of national and local F&B operators in the vicinity including Permit Room by **Dishoom**.

Demise

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

Ground Floor	1,715 sq ft	159.3 sq m
Basement	1,545 sq ft	143.5 sq m
Total	3,260 sq ft	302.8 sq m

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application

Rates

Rateable Value	To be re-assessed
Rates Payable	To be re-assessed

Interested parties are advised to make their own enquiries to Brighton & Hove City Council on 01273 290 000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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50 metres

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