

# Brighton

## 16-19 East Street

Class E Opportunity – Potential To Be Subdivided



### 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 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:

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

*The property can be subdivided creating two separate units. Further information is available upon request.*

### 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

<b>Rateable Value</b>	To be re-assessed
<b>Rates Payable</b>	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:

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50 metres

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