# **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
Basement	1,545 sq ft	143.5 sq m
Total	3,260 sq ft	302.8 sq m

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

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.

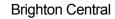
## EPC

Available upon request.

For further information or to arrange a viewing please contact:



Adam Robinson 020 7190 9803 07980 576 245 adam@forge-cp.com Liam Jones 020 7190 9804 07990 335 016 liam@forge-cp.com Or alternatively our joint agent Steven Harvey at Oakley Commercial on 01273 645 772











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