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TO LET

**RARE OPPORTUNITY
HIGH FOOTFALL RETAIL – 695 SQ FT (64.57 SQ M)
5 Kensington Gardens, Brighton, East Sussex, BN1 4AL**

DESCRIPTION

The property comprises an impressive, high quality ground floor shop, ancillary basement storage and w/c facilities. Formally trading as a rare art shop, the space presents very well and would suit a variety of uses (stnc). The shop benefits from exposed brick walls, hardwood flooring, spot LED lighting, internal security shutters and large double frontage.

LOCATION

The property is situated in a prominent position on the western side of Kensington Gardens in the North Laine (Conservation Area), one of Brighton's prime city centre retail locations, which is situated between North Road and Gloucester Road. Kensington Gardens is an extraemly high footfall, popular North Laine thoroughfare with specialist retail, cafe, pub and restaurant occupiers including Neal's Yard Remedies, Bert's Homestore, Resident Music, Trading Post Coffee, Lucy and Yak, Cloud 9, Fatto a Mano and The White Rabbit Public House.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Sales	598	55.55
Basement	97	9.01
TOTAL	695	64.56

AMENITIES / OPPORTUNITY

- Highly prominent double fronted shop
- Exposed brick walls
- Hardwood flooring
- High footfall location

RENT

A new effective full repairing and insuring lease is available at a commencing rent of **£45,000 Per annum** exclusive, subject to rent reviews at the appropriate intervals.

RATES

Effective April 2023, the rateable value is £33,250. For further information on rates payable, please get in touch.

VAT

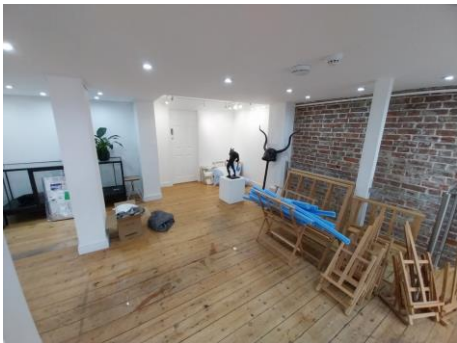
VAT may be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS – 01273 876 200

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Alexander Denning

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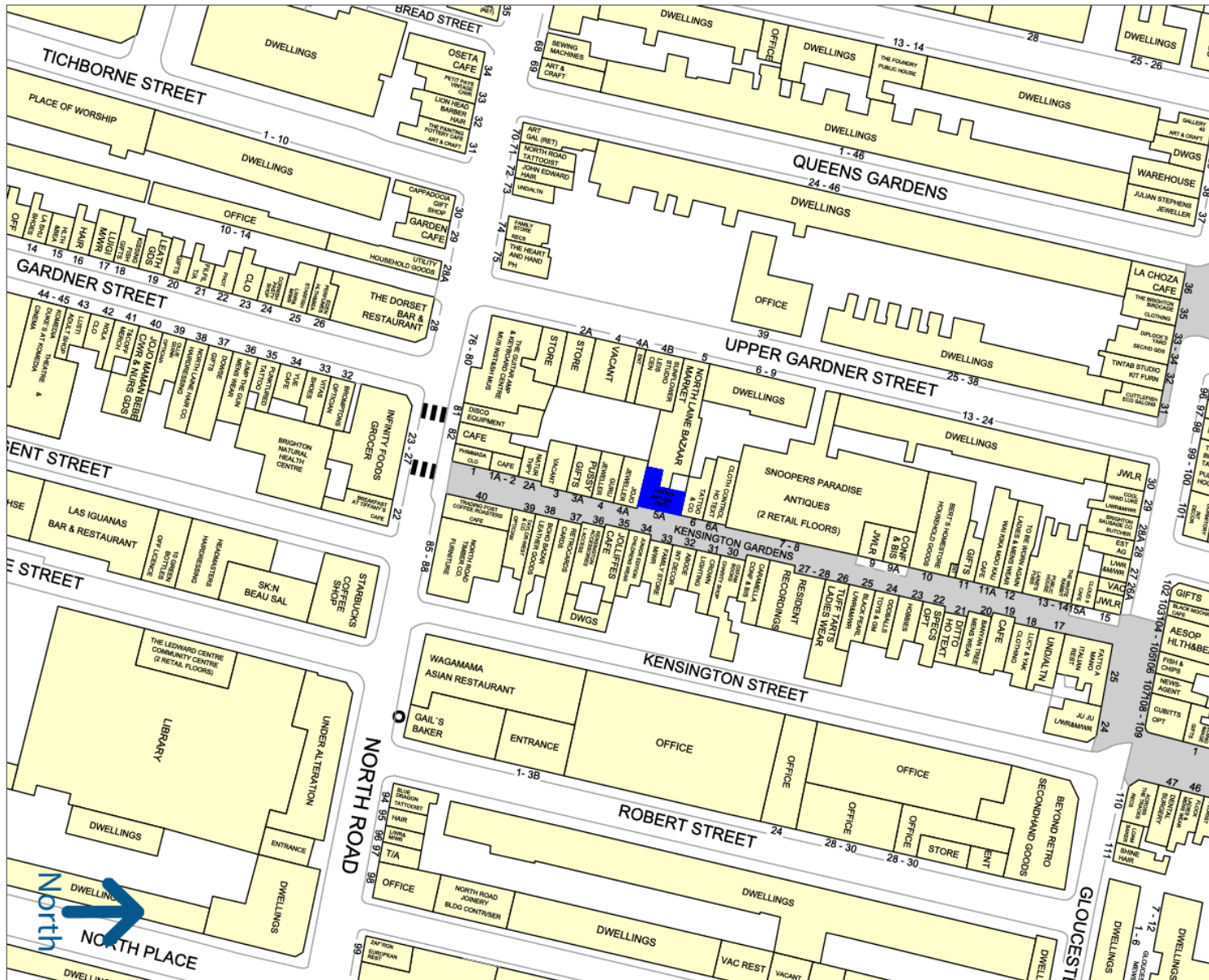
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