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PROPERTY  
WORK

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BEAUTY SALON BY HONGKONGER



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BY  
HONGKONGER

NEW

**TO LET**

**GROUND FLOOR E-CLASS UNIT - 476 SQ FT (44.18 SQ M)  
CLOSE TO BRIGHTON STATION**

**66 Trafalgar Street, Brighton, East Sussex, BN1 4EB**

**DESCRIPTION**

The property comprises a well presented ground floor shop with single W/C and wash basin facilities to the rear. The shop benefits from spot and track lighting, laminate flooring and wide glass frontage.

**LOCATION**

The property is situated on the Northern Side of Trafalgar Street and forms part of a small parade of modern lock up shops. The shop benefits from high levels of footfall at all hours, with close proximity to Brighton Station and a variety of large office buildings. Additionally, bus services as well as pay and display parking are a short walk away. Nearby occupiers include Mange Tout, Real Patisserie, Bread and Milk and The Prince Albert Public House.

**AMENITIES / OPPORTUNITY**

- Laminate flooring
- Spot & track lighting
- Wide glass frontage
- Nearby occupiers include Mange Tout, Real Patisserie, Bread and Milk and The Prince Albert Public House.

**RENT**

A new effective full repairing and insuring lease, by way of service charge, is available at a commencing rental of £21,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

**RATES**

The Rateable Value of the property effective April 2023 is £11,250. For further information please contact the agent.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

An EPC is being prepared and will be available shortly.

**ACCOMMODATION**

	SQ FT	SQ M
Ground Floor - Sales area	476	44.18



**VIEWINGS – 01273 876200**

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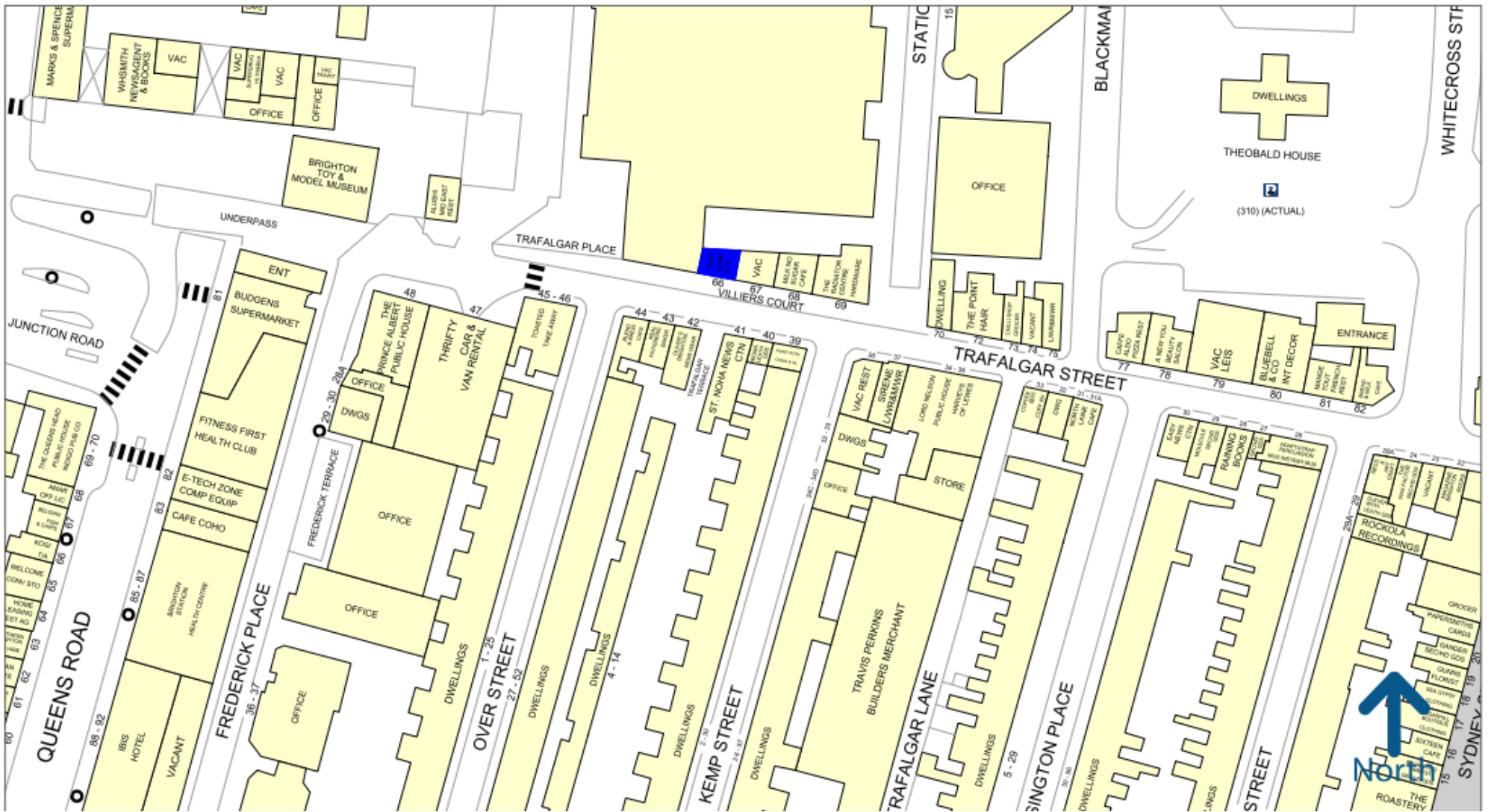
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