



**KnightFrank.com**

# BRIGHTON 66 North Street

## A1 Retail Unit To Let

### Location

The premises occupies a sought after position on the corner of North Street, Queens Road and West Street.

Nearby retailers include **Boots, Waterstones, Pret A Manger, Faith Shoes, Cult Clothing, White Stuff** and **Rip Curl** and can be made available on the following terms.

### The Property

The property is arranged over the ground and first floor and has the following approximate measurements:

Ground Floor 1,197 sq ft 111 sq m  
Ancillary 106 sq ft 9.9 sq m

### Timing

Available immediately subject to vacant possession.

### Rent

£65,000 per annum, exclusive of rates and service charge.

### Lease

A new FRI lease for a term to be agreed.

### Rates

Interested parties are advised to make their own enquiries. However we understand the premises have been assessed as follows:

Rateable Value	£45,750
UBR 2009	£46.2
Rates Payable	£21,136.50



### Legal Costs

Each party to bear their own legal and professional costs.

### Viewings

Viewings are strictly by prior appointment via joint letting agents Knight Frank LLP:

Woody Bruce 020 7861 5375  
woody.bruce@knightfrank.com

Charlie Philip 020 7861 1566  
charlie.philip@knightfrank.com

or Stiles Harold Williams  
01273 876200

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**020 7629 8171**

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Details dated February 2009