



## 1 SURREY STREET BRIGHTON, BN1 3PA

£24,000 PER ANNUM

A ground floor retail unit situated in a prime central location, within walking distance to Brighton railway station. The property is configured as a ground floor retail unit of 468sqft (43.47sqm) with two separate store rooms and preparation areas. The property is currently used under Class E as a grocery store/coffee shop although prospective tenants are advised to satisfy themselves on the use class. Available on a new lease for a term to be agreed. For further details, please contact Nicholas James.

Nicholas  
James

SALES LETTINGS AUCTIONS



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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