



## 4 Clarence Yard

Brighton, BN1 1EB

**TO LET - Ground Floor Retail  
Unit  
Rental £35,000 PA**

**753.20 sq ft**  
(69.97 sq m)

- Prime City Pitch
- Opposite Bond Street
- Corner Position

# 4 Clarence Yard, Brighton, BN1 1EB

## Summary

<b>Available Size</b>	753.20 sq ft
<b>Rent</b>	£2,916.66 per month
<b>Business Rates</b>	To be reassessed
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

Corner position retail / office space with high footfall excellent space, open plan shell form ready for fit out. The space would suit various uses including office space and retail or coffee shop (not requiring extraction).

## Location

The property occupies a prime pitch on North Street, Brighton as part of Clarence House and the Clarence Yard development, located directly across from Bond Street. Nearby occupiers including Moss Bros, HSBC, Co-Op Greggs Café Nero & TkmMax.

## Accommodation

The accommodation comprises the following areas:

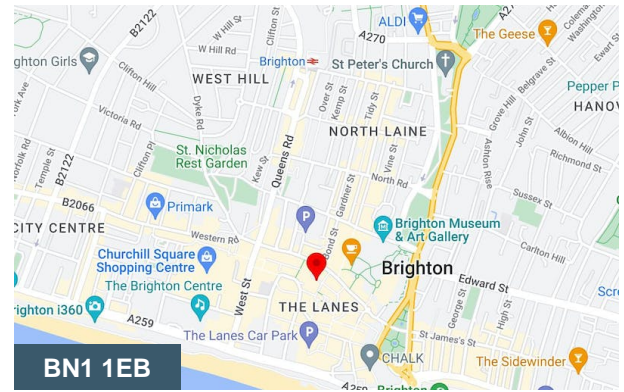
Name	Sq ft	Sq m
Ground - Ground Floor Retail	753.20	69.97
<b>Total</b>	<b>753.20</b>	<b>69.97</b>

## Viewings

To arrange a viewing please contact Sole Agent Newlands Property

## Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £35,000 per annum exclusive.



## Viewing & Further Information



**Richard Lowrey**

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