

# To Let

2 parking spaces  
Grand Parade Mews  
Brighton  
BN2 9RU



## Location

Grand Parade Mews commands a central city location, being easily accessed from Edward Street (Kemptown) via William Street and is situated in close proximity to Brighton Magistrates' Court, Brighton Police Station and American Express.

The area is well served by numerous bus routes and the Brighton Pavilion, Museum, Corn Exchange & Dome complex, Brighton Pier and seafront, Kemptown, The Lanes and North Laine are all within a 10-15 minute walk.

## Description

The two parking spaces (No's 2 and 7 respectively) in question are situated on the west side of Grand Parade Mews and will be licenced individually.

The parking spaces are actively policed by the landlord's appointed parking enforcement control and licenced vehicles must display valid permits in their front windscreen at all times (issued at licence commencement) to avoid parking penalty charges.

## Terms

Each parking space is available on a separate vehicle parking licence for a period until determined by way of one month's notice in writing by either side.

## License fee

For each parking space, the licence fee will be £100 per calendar month.



For further information or an appointment please contact:

**Helen White**

**T: 01273 738383**

**E: [helen.white@avisonyoung.com](mailto:helen.white@avisonyoung.com)**

### **Avison Young**

3 Brindleyplace, Birmingham B1 2JB

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## VAT

The car spaces are liable for VAT, currently chargeable at 20% i.e. an additional £20 per calendar month per space.

## Deposit

In addition a deposit of £120 shall be payable by the licensee per space and held in a separate account by the landlord (or their appointed representative) throughout the period of the Licence.

## Legal costs

The licensee to bear responsibility for the landlord's legal costs incurred in processing, preparing, issuing and completing the licence. Costs estimated at £350 + VAT per licence.

## Business rates

We have been unable to ascertain any rating assessment. Interested licensees to make their own enquiries, as appropriate.

## EPC

Not applicable.

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