



13 Brighton Place, Brighton, BN1 1HJ

Retail, Retail - In Town To Let | £40,000 per annum exclusive of rates, VAT & all other out goings | 655 sq ft

A Prominent Corner Retail Unit in The Lanes, available To Let



Description

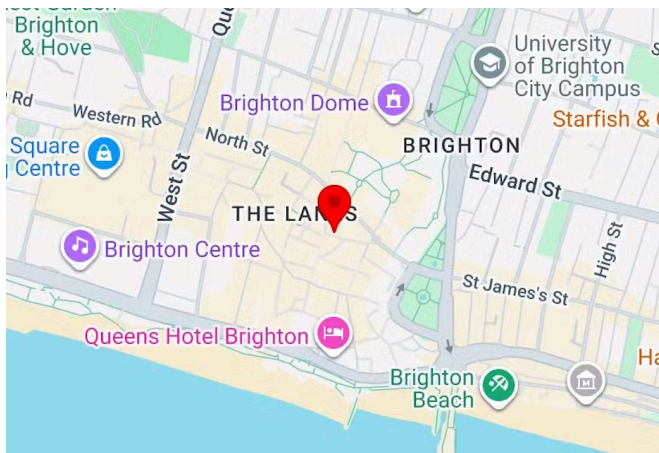
Positioned in one of Brighton's most lively and in-demand areas, this retail unit on Brighton Place presents an outstanding opportunity for businesses seeking a presence in the heart of The Lanes. Extending to approximately 655 square feet, the space is arranged in an open-plan configuration, offering flexibility for a variety of uses. Occupying a prominent corner position, the unit enjoys dual-aspect frontage with generous glazing, providing excellent natural light and strong visibility to passing footfall, ideal for both new and established operators.

Location

Located within Brighton's renowned Lanes, the property enjoys a prime trading position with consistently strong pedestrian flow. The area is widely recognised as a vibrant retail and leisure hub, attracting a diverse mix of visitors throughout the day, from local shoppers to tourists drawn to its distinctive mix of independent boutiques, specialist stores, and characterful cafés.

The unit is also just a short distance from Brighton's iconic seafront, a wide selection of well-regarded restaurants, and excellent transport connections. Notable nearby occupiers include Dishoom Permit Room, Burger & Lobster, Lululemon, and The White Company.





Summary

- Rent: £40,000 per annum exclusive of rates, VAT & all other out goings
- Business rates: £11,772 per annum Based on the Small Business Multiplier from April 2026
- Service charge: A service charge will be payable.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (38)
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency

Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

Accommodation

Name	sq ft	sq m
Ground - Ground Floor Retail	655	60.85
Total	655	60.85

Terms

Available on a new effective FRI lease by way of service charge on terms to be agreed, minimum term certain of 5years, asking rental £40,000 pax

AML

AML searches will be required on on prospective tenants & these will be charged at £50 per person plus VAT

Availability

Available Immediately

Energy performance certificate (EPC)

13 Brighton Place BRIGHTON BN1 1HJ	Energy rating B	Valid until: 31 October 2029
		Certificate number: 9200-3910-0391-8520-9020

Property type **A1/A2 Retail and Financial/Professional services**

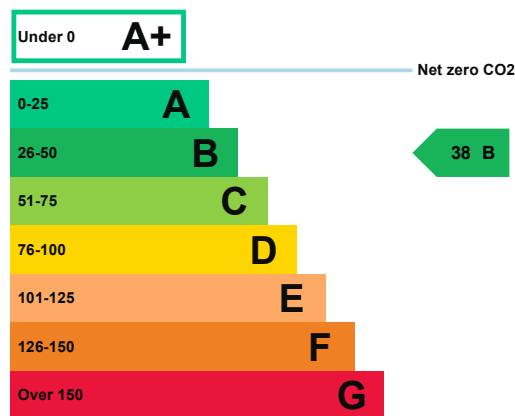
Total floor area **71 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

33 B

If typical of the existing stock

98 D

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m2 per year)	38.39
Primary energy use (kWh/m2 per year)	227

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9382-4020-0119-0990-5021\)](/energy-certificate/9382-4020-0119-0990-5021).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ian Michael Pratt
Telephone	01273 778676
Email	ian.p@freemanbeesley.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA015425
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Freeman Beesley Ltd
Employer address	125 Queens Road
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 October 2019
Date of certificate	1 November 2019

Legend

- GIA

65.29 Sq M / 702.8 Sq Ft
- NIA

54.24 Sq M / 583.8 Sq Ft

IPMS 2 66.09 Sq M / 711.4 Sq Ft

Notes

This building survey was captured with a BLK360 digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture.

Date	Description	Rev.
16/04/2025	For Information	0

Capture Date	Production Date
17/02/2025	20/03/2025
Captured by	Produced by
Augustina Gonja	Abdul Munim Rhoda
Occupancy	Checked By
Occupied	Junaed Badat
Stak ID	Laser Scan Points
67c823d245322f00016b3b03	24,156,183,201

Building
Market Place and Brighton Place

Address
13 Brighton Place

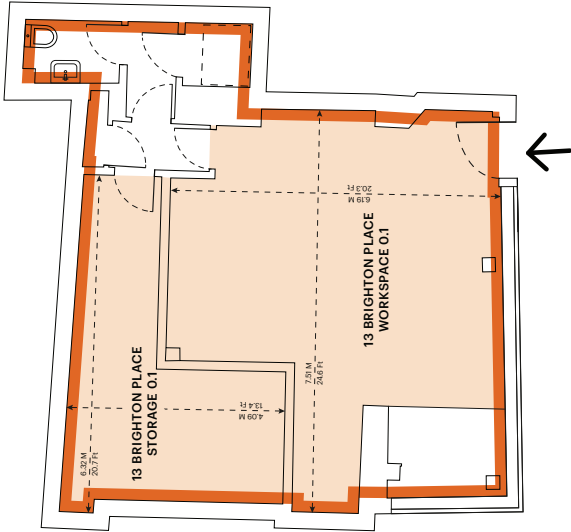
Postcode	City	Floor	Rev.
BN1 1HJ	Brighton	0	0

Title

Gross Internal Area - Ground Floor



Digital Reality Corp Ltd t/a Stak
48 Warwick Street, London, England, W1B 5AW
Stak Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors "RICS Code of measuring Practice, 6th edition, May 2015" and the IPMS "International Property Measurement Standards: All Buildings"



— Ground Floor



Orientation

Scale

1:100 @ A3



Additional Notes

Additional notes not applicable.