



CLASS E UNIT IN POPULAR NORTH LAINE TO LET

KEY FEATURES

- Immediately Available
- Extraction system
- Busy pedestrian thoroughfare
- No Premium

LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

The property is prominently situated on the western side of the pedestrianised Kensington Gardens, close to the junction with North Road, in the popular and diverse North Laine area, a cosmopolitan and vibrant mix of some 300 independent shops, offices, 37 cafes, 22 pubs, and 4 theatres including the Komedia.

Brighton station is 0.3 miles (8 mins walk). The NCP car park (587 spaces) in Church Street nearby (4 mins, 300 m).

A location plan and street view can be viewed online through Google Maps using postcode: BN1 4AL.

DESCRIPTION

The property comprises of a ground-floor commercial unit with basement. The premises is suitable for a variety of uses (STNC).

The maisonette above is available on a separate tenancy, details on application.

TERMS

A new effective FRI lease on terms to be agreed.

RENT

£30,000 per annum exclusive.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

NEARBY OCCUPIERS

- Fatto Amano
- Infinity Foods
- Trading Post
- Lucy & Yak
- Neals Yard
- Coco Tropical
- Berts Homestore
- Cloud 9
- Specs Opticians



ACCOMODATION	SQ FT	SQ M
Ground Floor	375	35
Basement	207	19
Total	582	54

BUSINESS RATES

Rateable Value: £18,000 (April 2025/26). Rates payable @49.9 p in the £.

The Retail, Hospitality & Leisure Scheme provides up to 40% business rates relief for qualifying occupiers.

EPC

Certificate No:9264-3059- 0463-0290- 2701, rated E 169, valid until 23rd November 2026.

LEGAL COSTS

Each party to be responsible for their own legal costs.



CONTACT US

To book a viewing or receive further information, please get in touch.



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