



RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

20-21 EAST STREET

Brighton, BN1 1HP

LANDMARK GRADE II LISTED RETAIL UNIT WITH
OUTSTANDING ARCHITECTURAL FEATURES TO
LET

1,983 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	1,983 sq ft
Rent	£75,000 per annum per annum exclusive of rates, VAT & all other outgoings.
Rates Payable	£16.23 per annum 1 April 2023 valuation
Rateable Value	£58,000
Service Charge	A service charge will be payable based on a fair proportion of costs for the building
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (99)

Description

This impressive building is Grade II listed, & recognized on the National Heritage List for England. We understand it was constructed in early 19th century. It occupies a triangular corner site, wrapping around from East Street to Bartholomews, with a nine-window frontage in a continuous elevation. Whilst most recently only the ground floor has been used for sales, it appears that the first floor was previously & could be again, however has more recently been used for storage along with the basement space.

Location

The Property is located on the corner of East Street, Bartholomew's & Little East in a highly prominent spot within Brighton's Lanes area close to Brighton seafront. Quadrophenia Alley a narrow, cult-famous alley between Nos. 10 and 11 East Street, known from the 1979 film Quadrophenia is a few yards to the south whilst an array of high end restaurants & retailers surround the property including Dishoom, Burger & lobster, Molton Brown, Nobody's Child, Charlotte Tilbury, Reiss, Boss & Space NK.

Accommodation

The accommodation comprises the following areas:

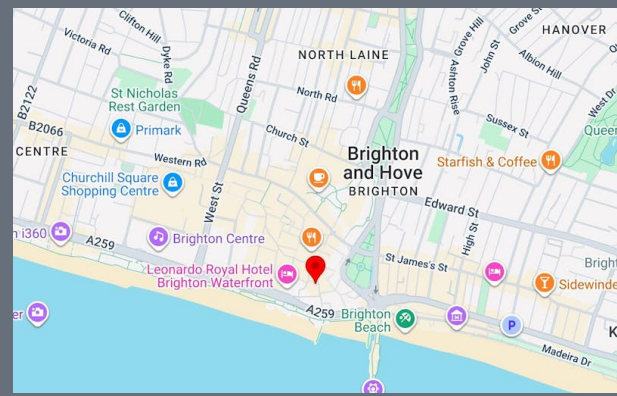
Name	sq ft	sq m
Ground - Sales	704	65.40
1st - Sales/storage	620	57.60
Basement - Office/ Storage	659	61.22
Total	1,983	184.22

Terms

Available by way of a new effective full repairing & insuring lease for a term of at least 10 years

AML

AML searches will be required on directors & shareholders as required & this will be at a cost of £50 plus VAT per person.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

Jones Bootmaker 20-21 East Street BRIGHTON BN1 1HP	Energy rating	Valid until: 16 August 2028
	D	Certificate number: 0980-4956-0398-9650-5094

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

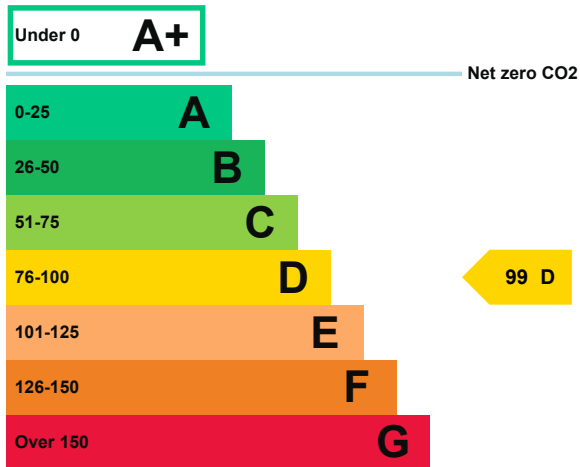
Total floor area **211 square metres**

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 D.



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

28 B

If typical of the existing stock

82 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	79.68
Primary energy use (kWh/m ² per year)	471

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9499-4058-0589-0500-6695\)](/energy-certificate/9499-4058-0589-0500-6695).

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	Keith Fox
Telephone	01323 489116
Email	keithfox10@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID204107
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Keith Fox Surveyors
Employer address	72 Brookside Avenue, Polegate, East Sussex, BN26 6DQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 August 2018
Date of certificate	17 August 2018

20-21 East Street, Brighton, BN1

