



**65 East Street**

Brighton, BN1 1HQ

## High Street Retail Unit to Let in the heart of Brighton - Lease Assignment

**1,595 sq ft**  
(148.18 sq m)

- Open Plan
- Self Contained
- Wooden Flooring
- AC
- WC & Kitchenette
- Walking Distance to Seafront and Pier

# 65 East Street, Brighton, BN1 1HQ

## Summary

|                |                      |
|----------------|----------------------|
| Available Size | 1,595 sq ft          |
| Rent           | £50,000 per annum    |
| Rates Payable  | £23,203.50 per annum |
| Service Charge | TBC                  |
| Car Parking    | N/A                  |
| VAT            | To be confirmed      |
| EPC Rating     | C                    |

## Description

The available accommodation comprises a self-contained retail unit arranged over the ground floor and basement. The ground floor features an open-plan sales area with fitting rooms to the rear, benefiting from wood flooring, track lighting, air conditioning, and freshly painted white walls. The basement provides a generous storage area, kitchenette, and W/C, with rear access for deliveries. This unit is ideally suited to a retail business seeking a high-footfall location in Brighton.

## Location

The property is prominently positioned on East Street, one of Brighton's busiest pedestrian thoroughfares and a key part of the city's premium retail and leisure district. East Street is well known for its upmarket fashion retailers, quality dining establishments, and vibrant bar scene, attracting both locals and tourists year-round. The location sits moments from the historic South Lanes, the New Hanningtons development, Kemptown, and Brighton Beach — all high-footfall areas within walking distance. It also draws significant footfall from affluent nearby towns such as Lewes, Haywards Heath, and Shoreham-by-Sea. The city benefits from a large and active student population of over 30,000 across the University of Sussex, University of Brighton, and other local institutions, all served by strong public transport links into the city centre.

## Accommodation

The accommodation comprises the following areas:

| Name     | sq ft | sq m   | Availability |
|----------|-------|--------|--------------|
| Ground   | 728   | 67.63  | Available    |
| Basement | 867   | 80.55  | Available    |
| Total    | 1,595 | 148.18 |              |

## Viewings

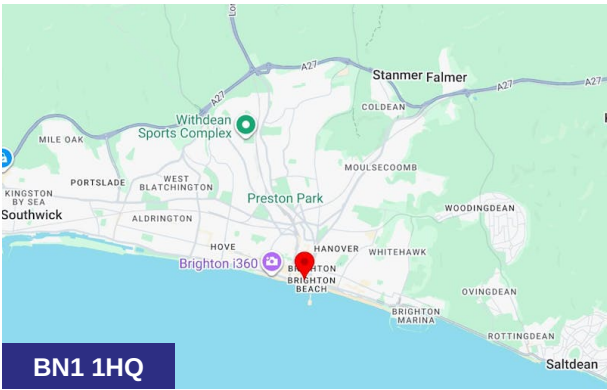
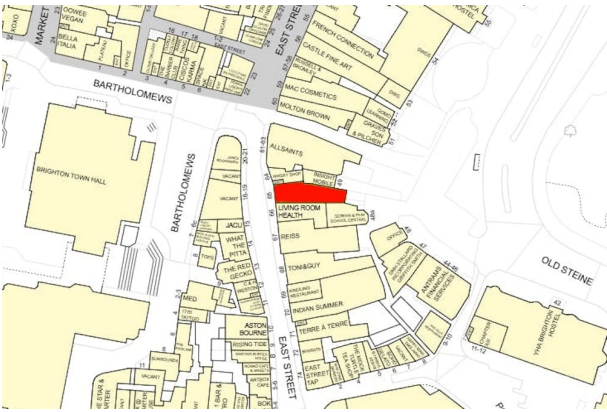
Strictly by appointment only

## Terms

An assignment of the existing lease, ending August 2034 at a rent of £50,000 pax. The rent is set to increase to £55,000 pax in 2026 with a rent review in 2029. There is also a tenant only break clause on the 30th August 2029 subject to 6 months prior written notice.

## Premium

Asking Premium: £10,000



## Viewing & Further Information

### Arthur Nowicki

0207 377 8989 | 07792711461  
arthur@tarn-tarn.co.uk

### Jeremy Tarn

0207 377 8989 | 0773 460 1111  
jeremy@tarn-tarn.co.uk

### Luke Marioni

0207 377 8989 | 07734601111  
luke@tarn-tarn.co.uk

### Gasper Koscik

0207 377 8989 | 07554640000  
Gasper@tarn-tarn.co.uk