



RETAIL TO LET

## 48-49 EAST STREET

Brighton, BN1 1HN

A PRIME DOUBLE FRONTED RETAIL UNIT TO LET  
IN CENTRAL BRIGHTON SURROUNDED BY HIGH  
END OCCUPIERS- AVAILABLE DECEMBER 2025-  
WILL CONSIDER SPLIT

661 TO 2,061 SQ.FT

**Eightfold**  
property

Tel:01273 672 999

Website:[www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	661 to 2,061 sq ft
<b>Rent</b>	£72,500 - £160,000 per annum exclusive of rates, VAT & All other outgoing
<b>Rates Payable</b>	£76,035 per annum This is the RV for the whole building & will change if the building is split.
<b>Rateable Value</b>	£137,000
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of the buildings costs.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>EPC Rating</b>	D (86)

## Description

An attractive double fronted retail unit arranged over ground floor & basement with a prominent frontage. The ground floor is predominately open plan with character display windows. Our client will consider splitting into 2 units with unit 48 retaining the basement. Unit 48 will comprise 594 sq ft at ground floor with basement of 636sq ft if split whilst unit 49 will have a ground floor space of 661 sq ft.

## Location

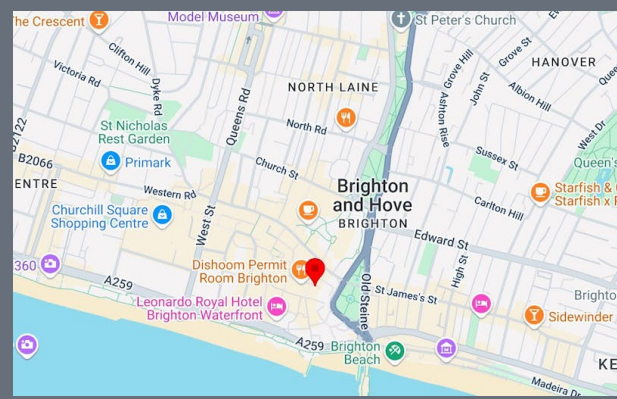
Located in a premium retail pitch on East Street in the heart of Brighton city centre on the periphery & a short walk away from the seafront & The North Laine, whilst Brighton Mainline station can be accessed within a few minutes. Nearby occupiers include Hugo Boss, French Connection, Charlotte Tilbury, Hotel Chocolat, Russell & Bromley, Nobody's Child, Dishoom, Burger & Lobster & Mac.

## Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a rent at £160,000 per annum exclusive of rates, building insurance, service charge & all other outgoing. Alternatively the landlord will consider splitting the space into 2 with unit 48 at a rent of £72,500 & unit 49 at a rent of £92,500 per annum exclusive of rates, VAT & all other outgoing. The property will be available from December 2025 following expiry of the current lease.

## AML

As in accordance with regulations the regular ID checks will need to be carried out. Where checks are required there will be a charge of £50 plus VAT per person.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**Jack Bree MRICS**

01273 672999  
jack@eightfold.agency

## Eightfold Property

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# Energy performance certificate (EPC)

48-49 East Street BRIGHTON BN1 1HN	Energy rating	Valid until: 4 April 2027
	<b>D</b>	Certificate number: 0091-0644-2730-7700-6303

Property type A1/A2 Retail and Financial/Professional services

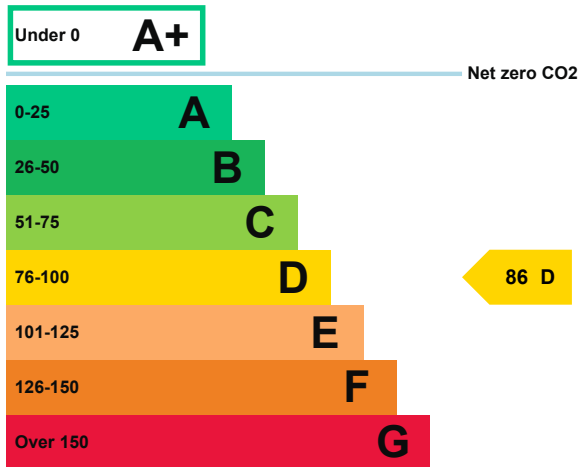
Total floor area 238 square metres

## 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

25 A

If typical of the existing stock

73 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	82.37
Primary energy use (kWh/m <sup>2</sup> per year)	487

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0040-6970-0423-4770-6014\)](#).

## 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	Konstantinos Sotiriou
Telephone	07359001771
Email	<a href="mailto:kostas.sotiriou@wensleylawz.com">kostas.sotiriou@wensleylawz.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018525
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 April 2017
Date of certificate	5 April 2017

