



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

Summary

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

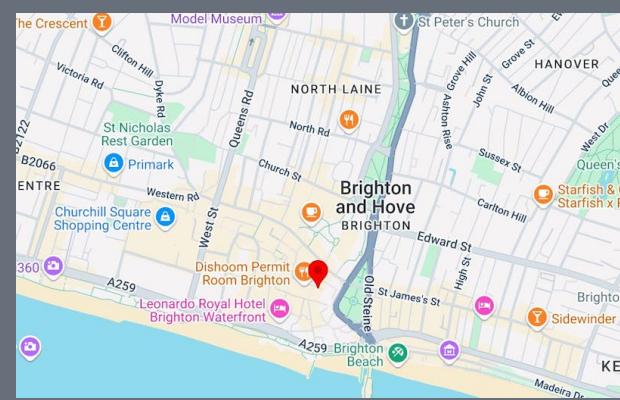
Located in a premium retail pitch on East Street in the heart of Brighton city centre on the periphery & a short walk away from the seafront & The North Laine, whilst Brighton Mainline station can be accessed within a few minutes. Nearby occupiers include Hugo Boss, French Connection, Charlotte Tilbury, 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 outgoings. 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 outgoings. 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

D

Valid until:

4 April 2027

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

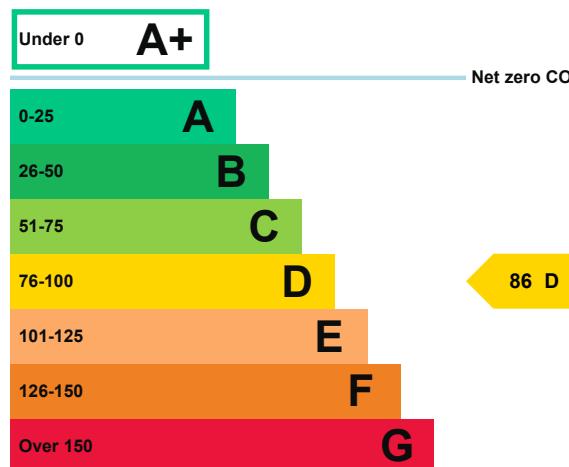
Properties can be let if they have an energy rating from A+ to E.

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 ₂ /m ² per year) | 82.37 |
| Primary energy use (kWh/m ² 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 | kostas.sotiriou@wensleylawz.com |

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 | enquiries@elmhurstenergy.co.uk |

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 |

48-49 East Street, Brighton, BN1

