

# 55 EAST STREET BRIGHTON

BN1 1HN

**bf.**

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THE HOUSE RESTAURANT

*Prime Shop - To Let*

# 55 EAST STREET BRIGHTON

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Retail Opportunity

TO LET

## LOCATION

The subject property is situated in a 100% prime pitch within Brighton's luxury & fashion quarter near to where East Street meets North Street. The shop is adjacent to Castle Fine Art, with other retailers in the parade including Hobbs, BOSS, Cos, Russell & Bromley, Molton Brown, L'Occitane, Jo Malone and All Saints.

## DESCRIPTION

The shop benefits from double frontage and provides open plan sales at ground & lower ground levels. The lower ground floor additionally provides substantial ancillary / storage space.

## ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Internal Width	7.84 m	25 ft 9 ins
Internal Depth	27.14 m	89 ft 1 in
<b>Floor</b>	<b>Sq.m</b>	<b>Sq.ft</b>
Ground Floor Sales	175.12	1,885
Lower Ground Floor Sales	130.71	1,407
Ancillary	70.51	759



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## TERMS

A new full repairing and insuring lease subject to vacant possession.

## RENT

£135,000 per annum exclusive.

## EPC

Further details available upon request.

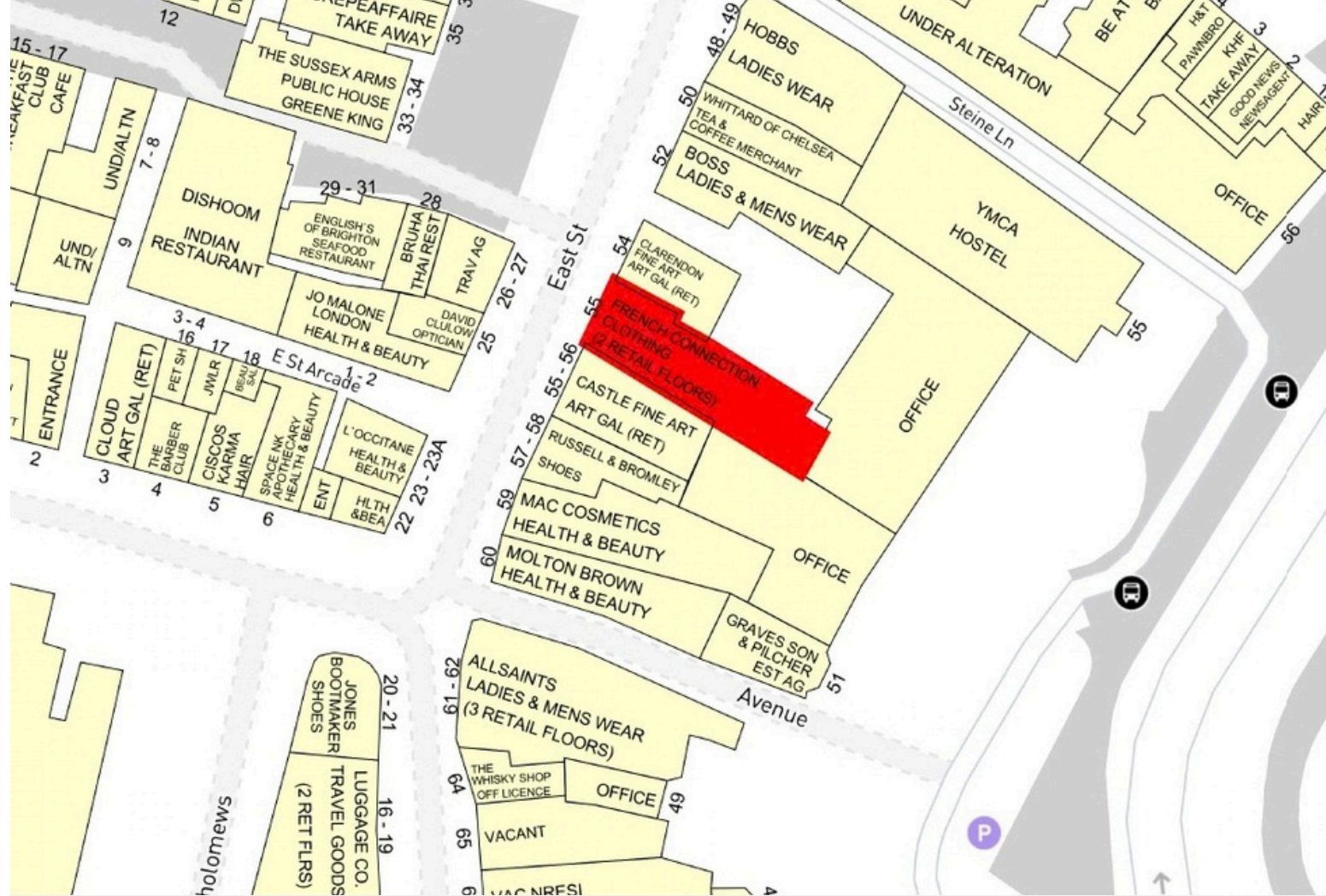
## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £138,000.

For rates payable please refer to the Local Charging Authority, Brighton & Hove Council - 01273 291981.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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