PRIME SHOP - TO LET

55 EAST STREET BRIGHTON BN1 1HN

brasier freeth

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BN11HN

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

Floor	*Sq.m*	*Sq.ft*
Ground Floor Sales	175.12	1,885
Lower Ground Floor Sales	130.71	1,407
Ancillary	70.51	759

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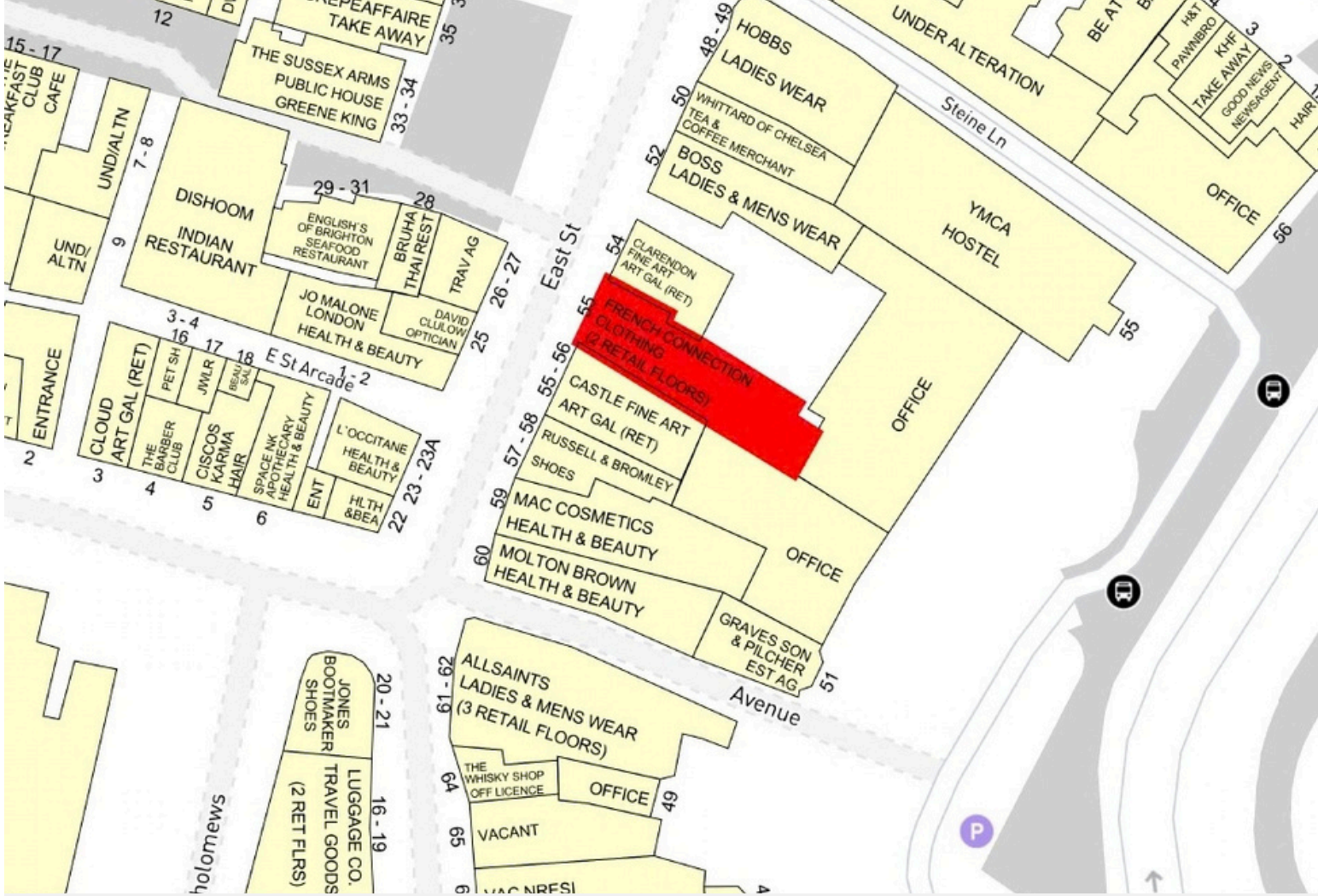

TERMS

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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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.