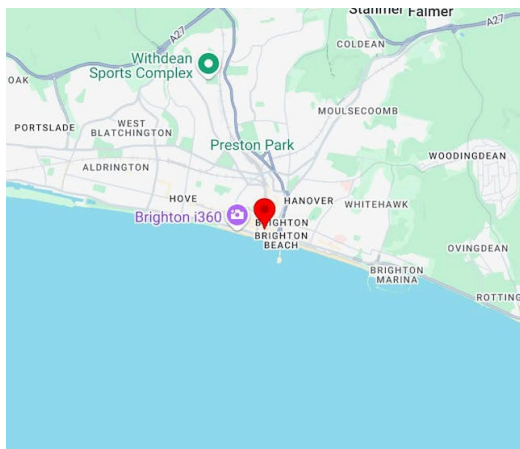




33 Ship Street, Brighton, BN1 1AD

Retail, High Street Retail, Retail - In Town To Let | £45,000 per annum exclusive of rates, VAT & all other outgoings | 1,055 sq ft

WELL LOCATED RETAIL UNIT WITH SELF CONTAINED MAISONETTE TO LET IN CENTRAL BRIGHTON



Description

This highly desirable commercial property offers a good location with excellent visibility and foot traffic ideal for a range of occupiers and uses. The space comprises a retail unit over ground floor and basement which will be provided in white box format with new water & electric supplies along with a new WC in the basement. The flat is also being refurbished & will be ready for occupation following an extensive refurbishment. completion anticipated August 2026

Location

Situated on the edge of Brighton's bustling Lanes, on the southern side of Ship Street next door to the Flat Iron Restaurant, & is only a short walk from Brighton Station, The Pier, Seafront and Churchill Square. With its strategic location, the site benefits from high visibility and foot traffic, making it an excellent choice for businesses seeking to establish a strong presence in a dynamic and thriving area. Nearby occupiers include The Ivy, Nando's, TK Maxx, Fred Perry, in addition to a range of other local and national occupiers.



Accommodation

Name	sq ft	sq m
Ground	466	43.29
Basement	189	17.56
1st - & 2nd Floor maisonette	400	37.16
Total	1,055	98.01

Terms

Available to let by way of a new effective, full repairing and insuring lease for a term of at least 10 years. Subject to status, a rental deposit of 3-6 months' rent will be required.

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations. There will be a charge of £50 plus VAT per person requiring a search to be carried out.



Summary

- Rent: £45,000 per annum exclusive of rates, VAT & all other outgoings
- Business rates: £13,370 per annum Based on the 2026 valuation from April.
- VAT: To be confirmed
- Legal fees: The incoming tenant to make a contribution of £1,500 plus VAT towards the landlords' legal fees. An unconditional undertaking to be provided prior to the release of papers.
- EPC: B (35)
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



Energy performance certificate (EPC)

33 Ship Street
BRIGHTON
BN1 1AD

Energy rating

B

Valid until:

15 April 2035

Certificate number:

2040-3204-5050-2201-6295

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

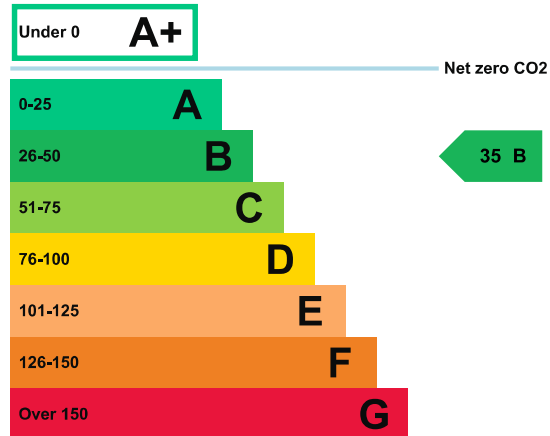
99 square metres

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 B.



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

0 A

If typical of the existing stock

125 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	18.93
Primary energy use (kWh/m ² per year)	164

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2601-5245-4002-0094-2206\)](/energy-certificate/2601-5245-4002-0094-2206).

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	Becky Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Performance Projects
Employer address	Flat 2 Van Alen Building, 24-30 Marine Parade, Brighton, BN2 1WP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 April 2025
Date of certificate	16 April 2025

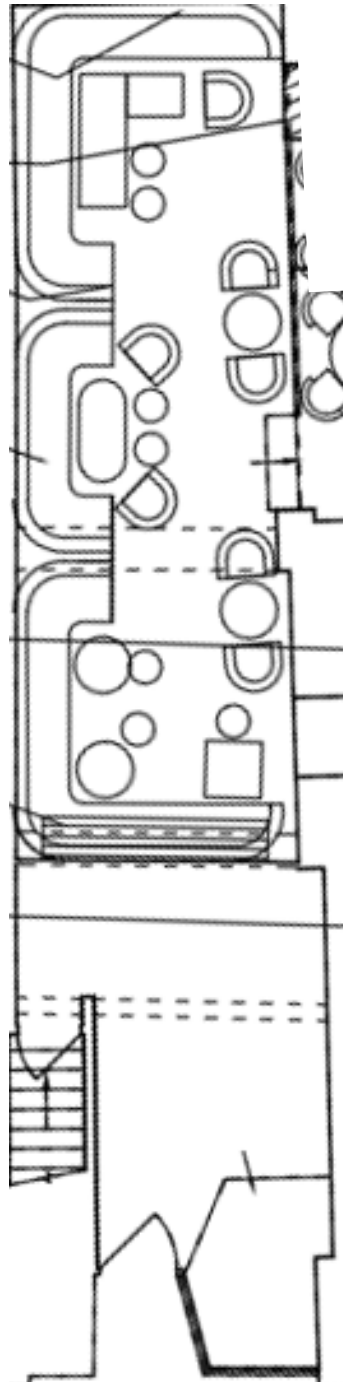
Floorplan

33 Ship Street, Brighton, BN1 1AD

Not to scale

All measurements are approximate

Ground Floor



33 Ship Street, Brighton, BN1

