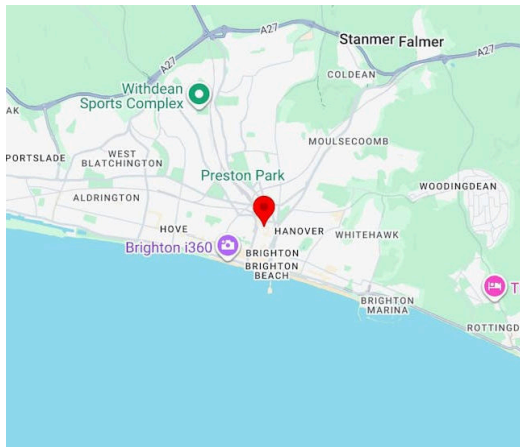




Trafalgar Street, Brighton, BN1 4EB

Retail, Retail - In Town To Let | £32,500 per annum exclusive of rates, VAT & all other outgoings | 1,181 sq ft

CONFIDENTIALLY AVAILABLE- RETAIL UNIT TO LET IN TRAFALGAR STREET BRIGHTON



Description

A well presented & attractive retail unit comprising additional storage/ ancillary space at 1st floor & basement. The Business in place currently offers hair, beauty & well being treatments.

Location

The subject property is situated on Trafalgar Street, Brighton in the popular North Laine close to Brighton Station. Nearby occupiers include Sirene and Mange Tout, The Lord Nelson, Real Patisserie, To Be Worn Again & Trading Post.

Accommodation

Name	sq ft	sq m
Ground	669	62.15
Basement	131	12.17
1st	351	32.61
Total	1,151	106.93

Terms

The property is available to let by way of assignment of the existing lease for a term expiring 24th December 2027 at rental of £32,500 with an annual service charge currently of £1400. The landlord has said they would consider granting a new lease subject to a surrender of the existing lease, this may well be at a higher rental than the existing rent.

Situation

Due the existing business still trading this listing is confidential. As such viewings will need to be conducted in either in the evening after 7pm or in the morning before 8am. Please call to discuss further.

AML

AML searches will be required to be carried out on applicants & charged at £50 plus VAT per person.

Premium

Our client is looking for a premium of £25,000 for the lease business & fixtures & fittings but may alternatively consider just a sale of the lease for £10,000

Summary

- Rent: £32,500 per annum exclusive of rates, VAT & all other outgoings
- Business rates: £11,173.50 per annum Based on the 2026 valuation from April.
- Service charge: £1,400 per annum paid quarterly in advance.
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs. The incoming party will be required to make a contribution of £3000 plus VAT towards the assignor & the landlords legal costs. An unconditional undertaking to be provided prior to release of papers.
- EPC: C (57)
- Lease: Assignment

Further information

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

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@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.

