



## **Prime Class E Premises**

**10 East Street  
Brighton, BN1 1HP**

**Retail**

**TO LET**

**1,670 sq ft  
(155.15 sq m)**

- Located in prime retail thoroughfare
- Close to The Lanes and beach
- Located next to Brighton landmark Quadrophenia Alley
- Would suit a variety of commercial users

# 10 East Street, Brighton, BN1 1HP

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,670 sq ft                        |
| Business Rates | Upon Enquiry                       |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D (94)                             |

## Description

A rare opportunity to occupy this retail premises in the heart of Brighton, which would suit a variety of occupiers. Comprising of ground floor accommodation with large sales area, rear storage with WC facility and changing rooms. Laminate and vinyl flooring is throughout with spot lights, track lighting and air conditioning/heating unit. The shop also benefits from outdoor shutters, glass frontage onto East Street and rear access onto Little East Street.

## Accommodation

The accommodation comprises the following areas:

| Description            | sq ft        | sq m          |
|------------------------|--------------|---------------|
| Ground Floor           | 1,236        | 114.83        |
| First Floor Stock Room | 434          | 40.32         |
| <b>Total</b>           | <b>1,670</b> | <b>155.15</b> |

## Location

The property is situated in a convenient position on East Street, nearby to The Lanes, Brighton Palace Pier, The Royal Pavilion and is within walking distance to Churchill Square Shopping Centre. Nearby occupiers include Nobody's Child, Charlotte Tilbury, Toni & Guy, Pret, Reiss, MAC and Russell & Bromley. There is also a range of other quirky independent retailers, cafes, restaurants, and bars nearby that benefit from being located in a high footfall area.

## Terms

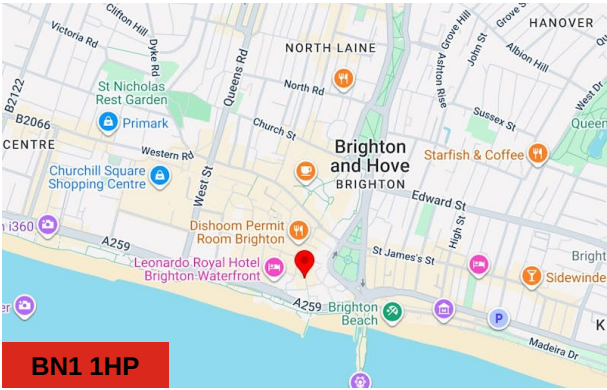
The property is available by way of an existing full repairing and insuring lease, from 31st July 2024 until 31st July 2034. Break clause on 31st July 2027. The current passing rent is £45,000 per annum exclusive paid quarterly, with a rent review in 2029. A full copy of the lease is available to serious applicants upon request.

## VAT

Please note that VAT is applicable on the quoting terms.

## Joint Agents

Joint Agents with Newlands Property



## Viewing & Further Information



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