graves jenkins
PROPERTY PEOPLE

To Let

43 Brighton Square

Brighton, BN1 1HD

To Let: Fully Refurbished Class E Premises Ideal for Health, Beauty or Wellness Operators

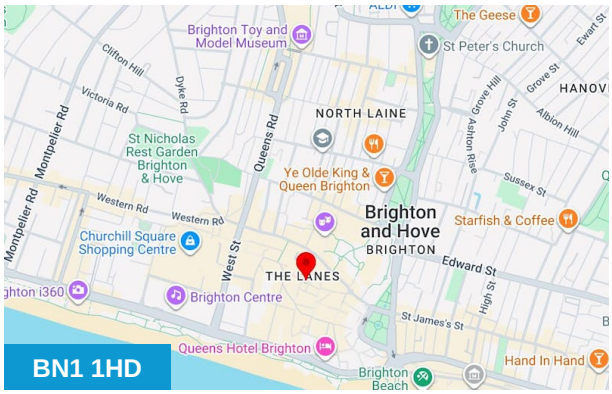
976 sq ft
(90.67 sq m)

- Prime Position within Brighton's Iconic Lanes
- Fully Refurbished Class E Premises
- Suitable for Health, Beauty and Wellness Operators
- New Lease Available on Flexible Terms

43 Brighton Square, Brighton, BN1 1HD

Summary

Available Size	976 sq ft
Rent	£25,000 per annum exclusive
Business Rates	Upon Enquiry
Service Charge	£500 per month Subject to fair and reasonable variation in line with good estate management.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

The premises comprise a fully refurbished Class E unit arranged over ground floor level, providing well configured and well appointed accommodation suitable for health, beauty, wellness or boutique retail use. The space offers an attractive open plan layout with ancillary facilities, presented to a high standard and ready for immediate occupation.

Available on a new lease, this presents an excellent opportunity for operators seeking a prominent, well-appointed retail unit in one of Brighton's most vibrant, affluent, and consistently busy trading locations.

Location

The property occupies a prime and highly visible position within Brighton's iconic Lanes, one of the city's most established and sought-after retail destinations. Strategically located between Brighton Square and the recently completed Hanningtons Estate specialist retail development, the unit benefits from strong pedestrian flow and seamless connectivity between two of the city's principal trading pitches.

Situated directly adjacent to the Coppa Club, the immediate vicinity includes a strong line-up of established operators such as The Flint House, Joe & The Juice, Burger & Lobster, Watches of Switzerland, Hotel Chocolat, Oliver Bonas, and Dishoom, alongside a curated mix of premium independent and national brands.

The location is within immediate walking distance of the Royal Pavilion, Brighton Palace Pier, and North Street, placing the property at the heart of Brighton's retail and tourism circuit. This is an exceptional opportunity for health, beauty, wellness or boutique retail operators seeking a prestigious and well-connected central Brighton address.

Accommodation

A fully refurbished ground floor Class E premises providing well configured, high specification accommodation suitable for health, beauty, wellness or boutique retail operators.

Floor/Unit	sq ft	sq m
Ground	976	90.67
Total	**976**	**90.67**

Viewings

Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

Viewing & Further Information

Oliver Graves
01273 701070 | 07435 099764
oli@gravesjenkins.com

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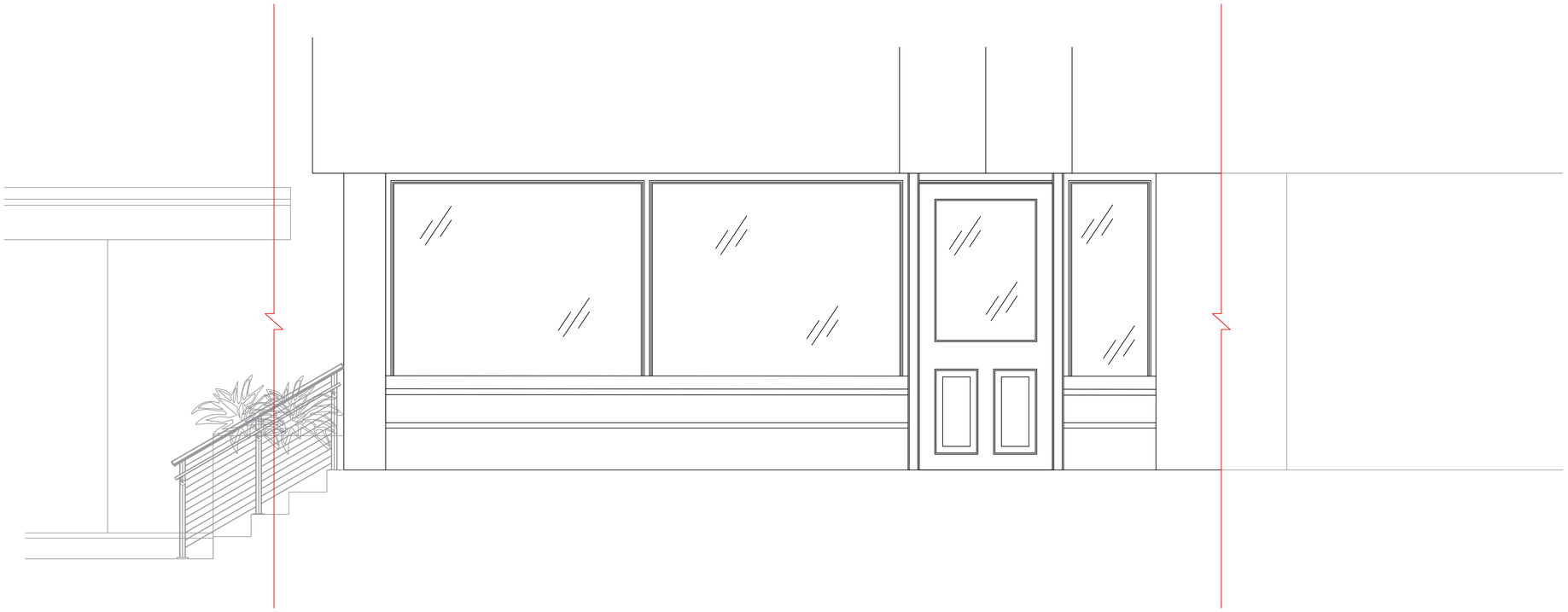

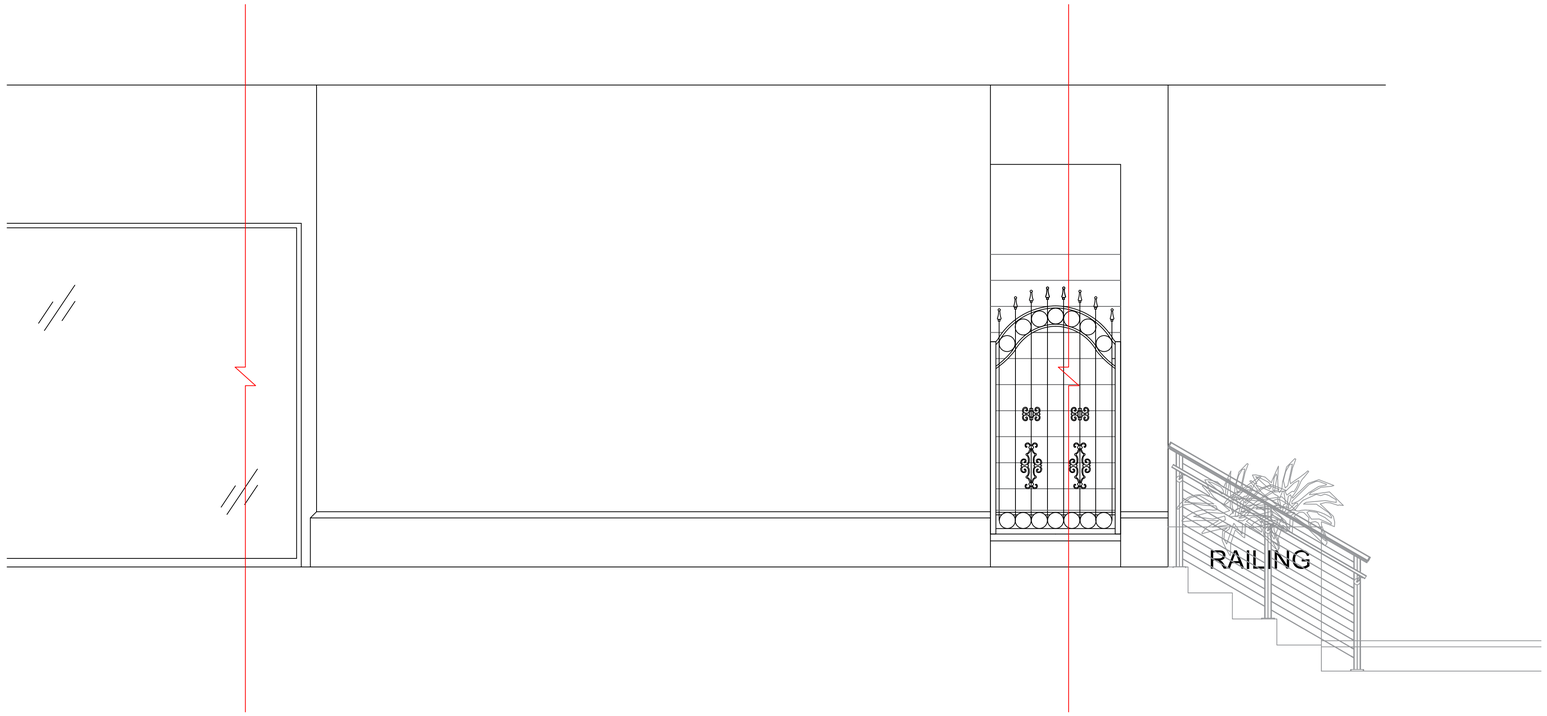

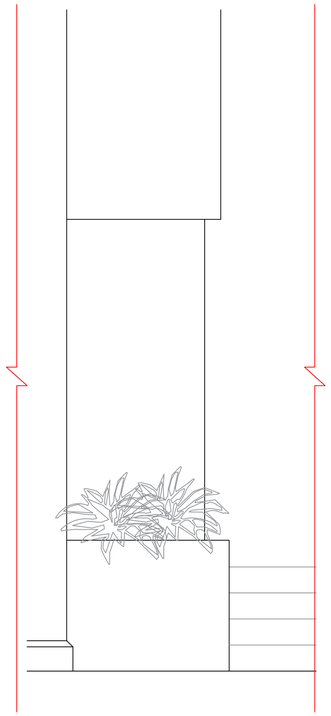

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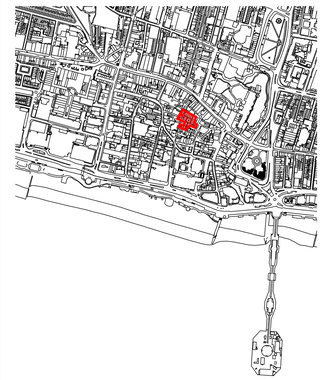
SITE / LOCATION PLAN



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CENTURION GROUP

BRIGHTON SQUARE#
SHOP 43

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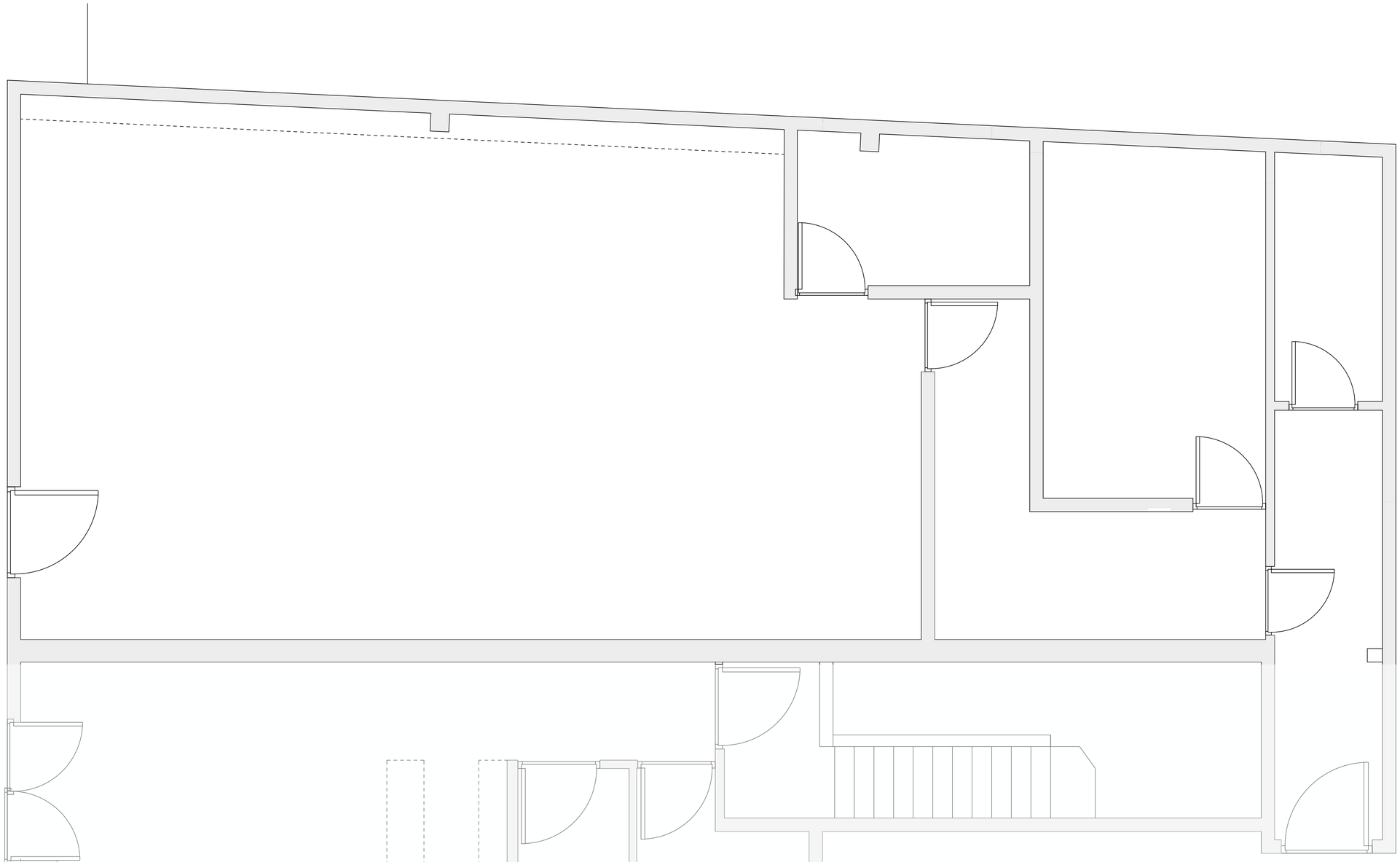

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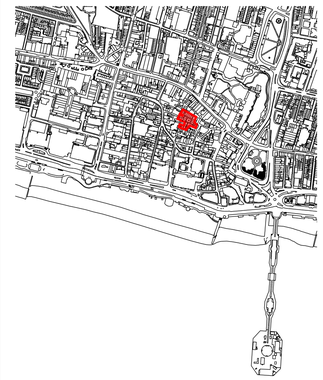

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CENTURION GROUP

BRIGHTON SQUARE
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GROUND FLOOR
FLOOR PLAN - 976sqft

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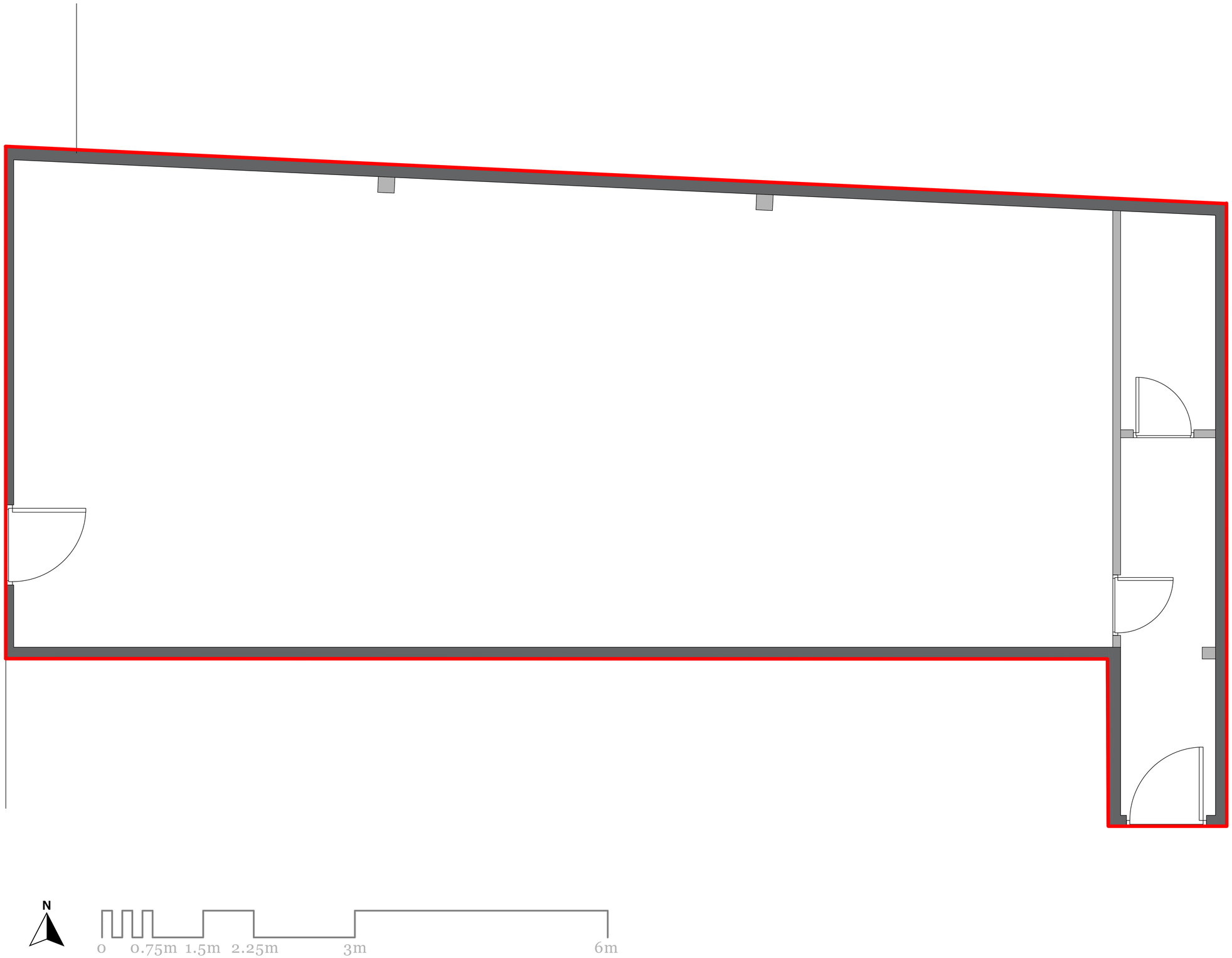

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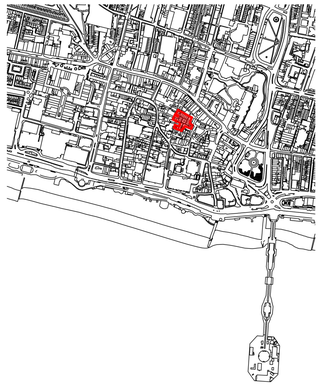

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