



RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

65 EAST STREET

Brighton, BN1 1HQ

RETAIL SPACE TO LET BY WAY OF ASSINGMENT
IN BRIGHTON'S HISTORIC LANES AREA

1,595 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	1,595 sq ft
Passing Rent	£50,000 per annum
Premium	£10,000
Rates Payable	£23,203.50 per annum
Rateable Value	£46,500
Service Charge	A service charge will be payable based on a fair proportion of expenditure on the building.
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £2,000 plus VAT towards the assignor's legal fees. An unconditional undertaking to be provided prior to the release of papers.
EPC Rating	C (59)

Description

An attractive & well presented retail unit arranged over ground floor and basement. The ground floor comprises a sales area with fitting rooms to the rear. The space presents very well with wood flooring, track lighting air conditioning & a fresh white wall look. The basement comprises a large storage area, a kitchenette & W/C. There is also rear access in the basement for deliveries.

Location

The property is situated on the eastern side of East Street, just south of the junction intersecting Bartholomews on the edge of The Lanes. The seafront is just to the south of the property with Churchill Square a short walk to the west. Nearby occupiers include All Saints, Nobodys Child, The Whiskey Shop, Russell and Bromley, Molton Brown & Dishoom, Burger & Lobster & MAC Cosmetics.

Accommodation

The accommodation comprises the following areas:

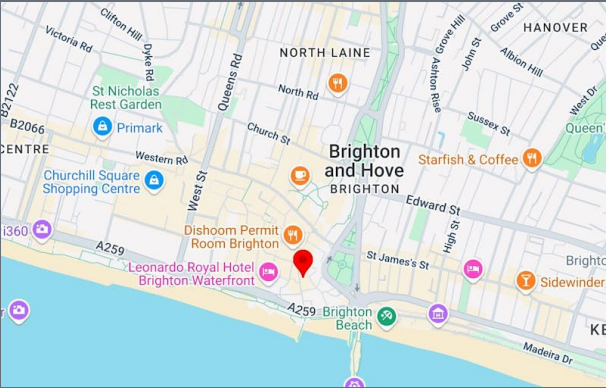
Name	sq ft	sq m
Ground	728	67.63
Basement	867	80.55
Total	1,595	148.18

Terms

Available by way of assignment of the existing lease, ending August 2034 at a rent of £50,000 pax. The rent is set to increase to £55,000 pax in 2026 with a rent review in 2029. There is also a tenant only break clause on the 30th August 2029 subject to 6 months prior written notice. Subject to status, a rental deposit of 3-6 months will most likely be required.

AML

AML documents will be required from relevant parties. a charge will be payable per person where searches are carried out at the cost of £50 per person.



Get in touch

Max Pollock

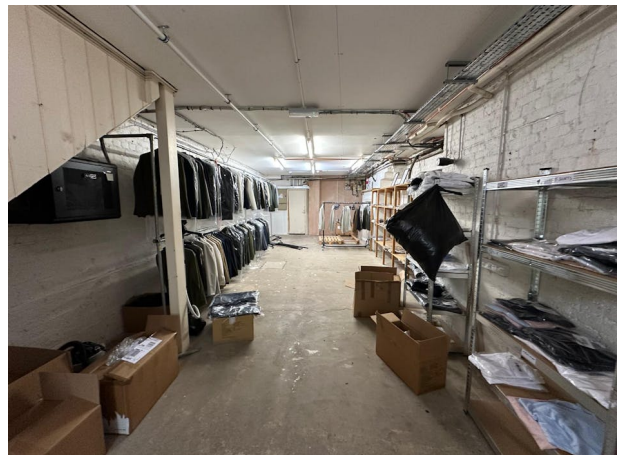
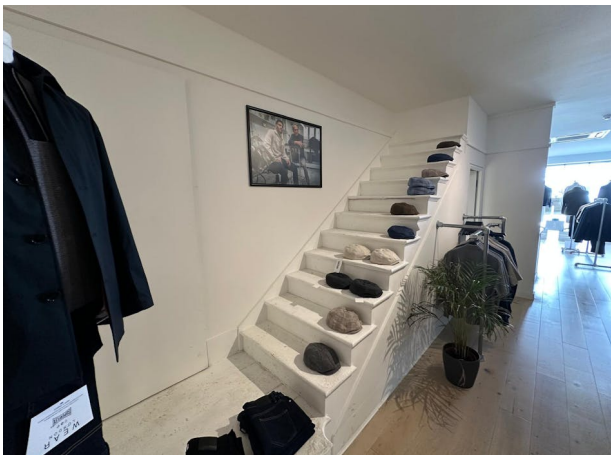
01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Eightfold Property

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Energy performance certificate (EPC)

65 East Street
BRIGHTON
BN1 1HQ

Energy rating

C

Valid until:

12 August 2029

Certificate number:

9970-3098-0019-0400-1805

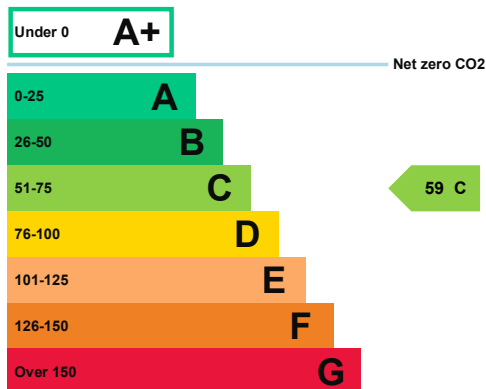
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	288 square metres

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 C.



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

29 B

If typical of the existing stock

86 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	54.05
Primary energy use (kWh/m ² per year)	320

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0190-0441-7099-0908-8006\)](#).

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	Tim Hill
Telephone	07513474760
Email	timothydavidhill@live.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023202
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 August 2019
Date of certificate	13 August 2019

65 East Street, Brighton, BN1

