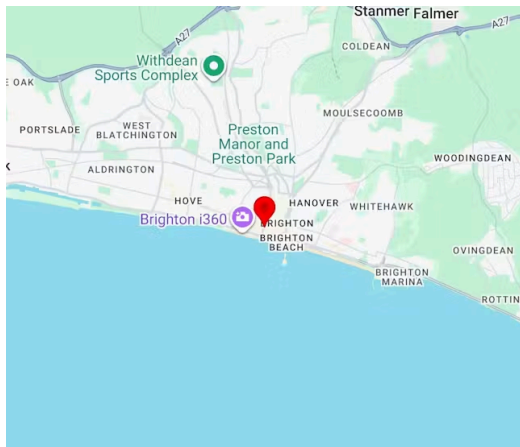


59 & 60 West Street, Brighton, BN1 2RA

A3 (Restaurants and Cafes), Leisure, Pub / Bar / Club, Restaurant / Cafe, Retail,
High Street Retail To Let | £250,000 per annum Exclusive of rates, VAT and all
other outgoings. | 10,566 sq ft

TWO ADJOINING RESTAURANT/LEISURE UNITS AVAILABLE TO LET IN PRIME NIGHTTIME LOCATION IN CENTRAL
BRIGHTON



Description

The property comprises 2 adjoining buildings that could be combined to create a larger space suitable for a Bar/ Restaurant operator. The spaces would be provided in a shell condition ready for fit out. Ground floor of 60 West Street forms the ground floor of Academy House which provides high quality office space on the upper floors following a recent refurbishment.

Location

The property is situated on West Street Brighton, opposite the Car park for Churchill Square Shopping Centre. West Street is at the epicentre of Brighton's nightlife providing access to an array of nearby bars, restaurants & nightclubs with nearby operators including Odeon, Burnt Orange, The Coal Shed, Popeyes, Itsu, Slim Chickens & Waterstones. In addition the former Hippodrome in Middle Street where there are plans for a live music venue with capacity of over 2000 to have circa 200 events a year due to open in 2027.

Accommodation

Name	sq ft	sq m
Ground	4,838	449.46
Outdoor - Terrace	2,240	208.10
Lower Ground - Lower Ground Rear	1,029	95.60
Basement	2,459	228.45
Total	10,566	981.61

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 10 years with provision for 5 yearly rent reviews

Summary

- Rent: £250,000 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: TBA
- Service charge: A service charge is payable based on a fair proportion of the building.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: E (121)
- Lease: New Lease
- Terms: 10 years

Further information

- [View details on our website](#)

Contact & Viewings



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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)

59 West Street
BRIGHTON
BN1 2RA

Energy rating

E

Valid until:

30 October 2029

Certificate
number:

0396-2204-2730-1390-7103

Property type

D2 General Assembly and Leisure plus Night
Clubs and Theatres

Total floor area

1,438 square metres

Rules on letting this property

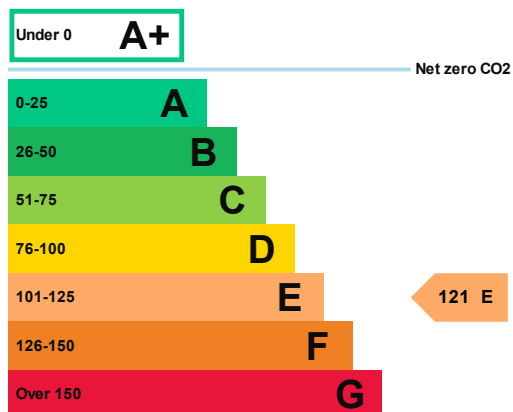
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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

37 B

If typical of the existing stock

109 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	115.21
Primary energy use (kWh/m2 per year)	679

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9200-7933-0421-4170-2064\)](/energy-certificate/9200-7933-0421-4170-2064).

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	Simon Beeching
Telephone	07740 405 603
Email	simon.beeching2@btinternet.com

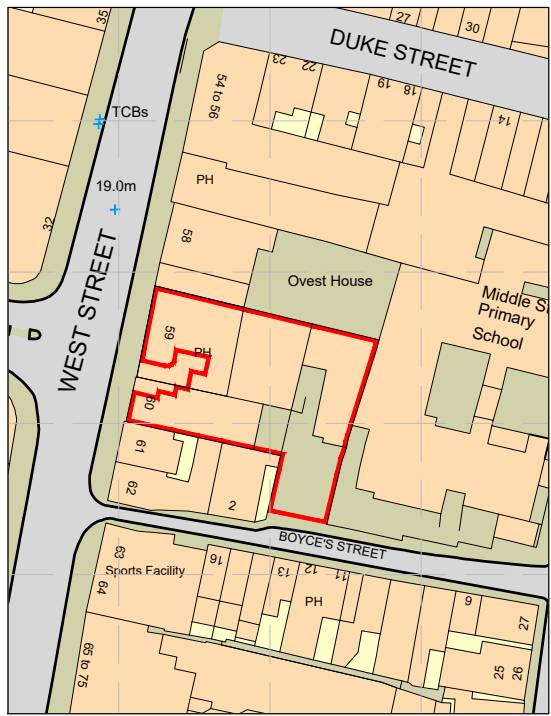
Contacting the accreditation scheme

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/015321
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

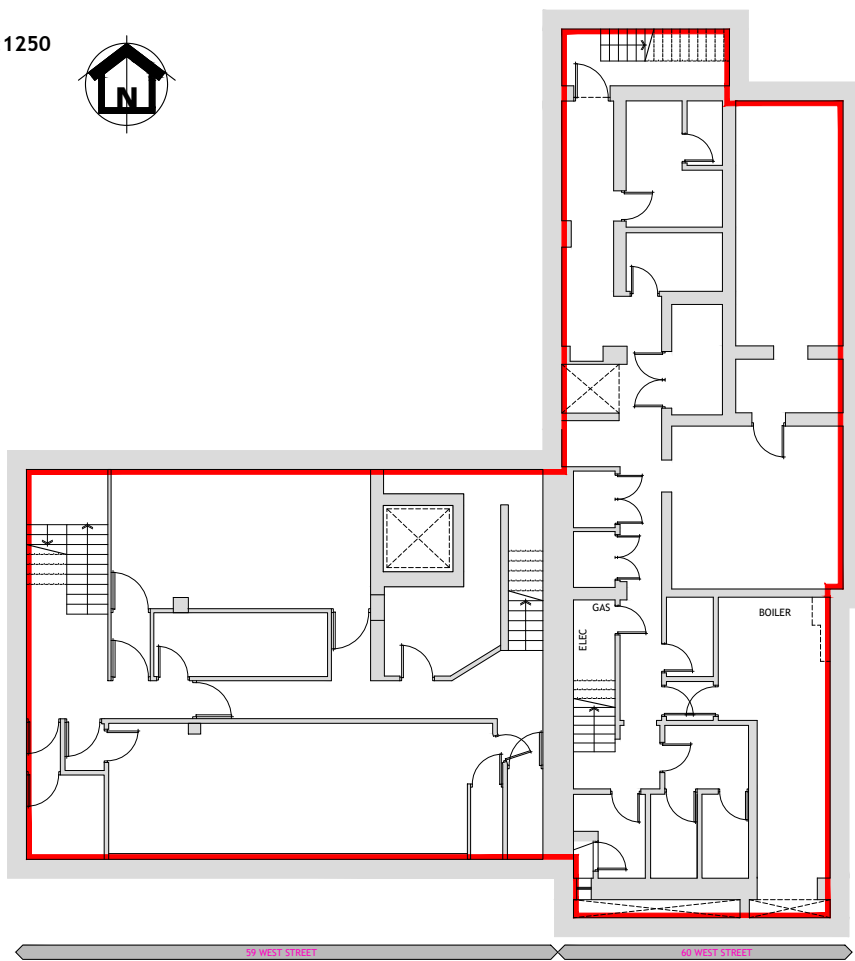
About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 October 2019
Date of certificate	31 October 2019

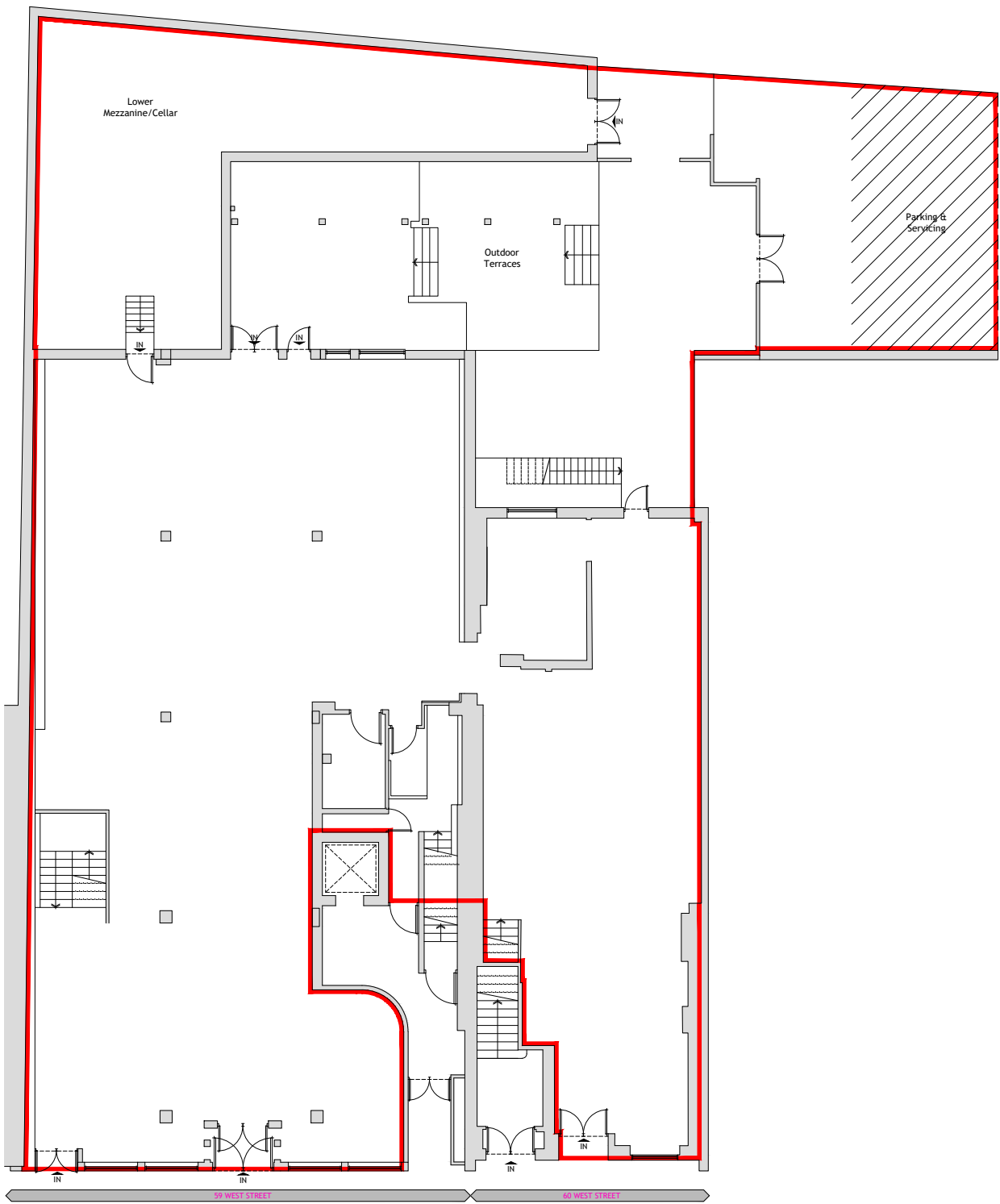


+LP Location Map 1:1250

Scale in Metres 1:1250
0 10 20 30 40 50



-01 Basement Plan



+00 Ground Floor Plan

Printing Notes - This document is A3 Size
To print this document accurately to the intended scale, ensure that print settings are set to 'Actual Size' Do not print 'Fit to page'. Drawn from supplied information. Drawings not for construction.

A3
page



Scale in Metres 1:200
0 1 2 3 4 5 10

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Site Address	59 and 60 West St Brighton BN1 2RA	drg. no.	26-B044-101
		revision.	A
		date	June 2026
		scale	as shown@A3
Client Name	Matsim Properties		

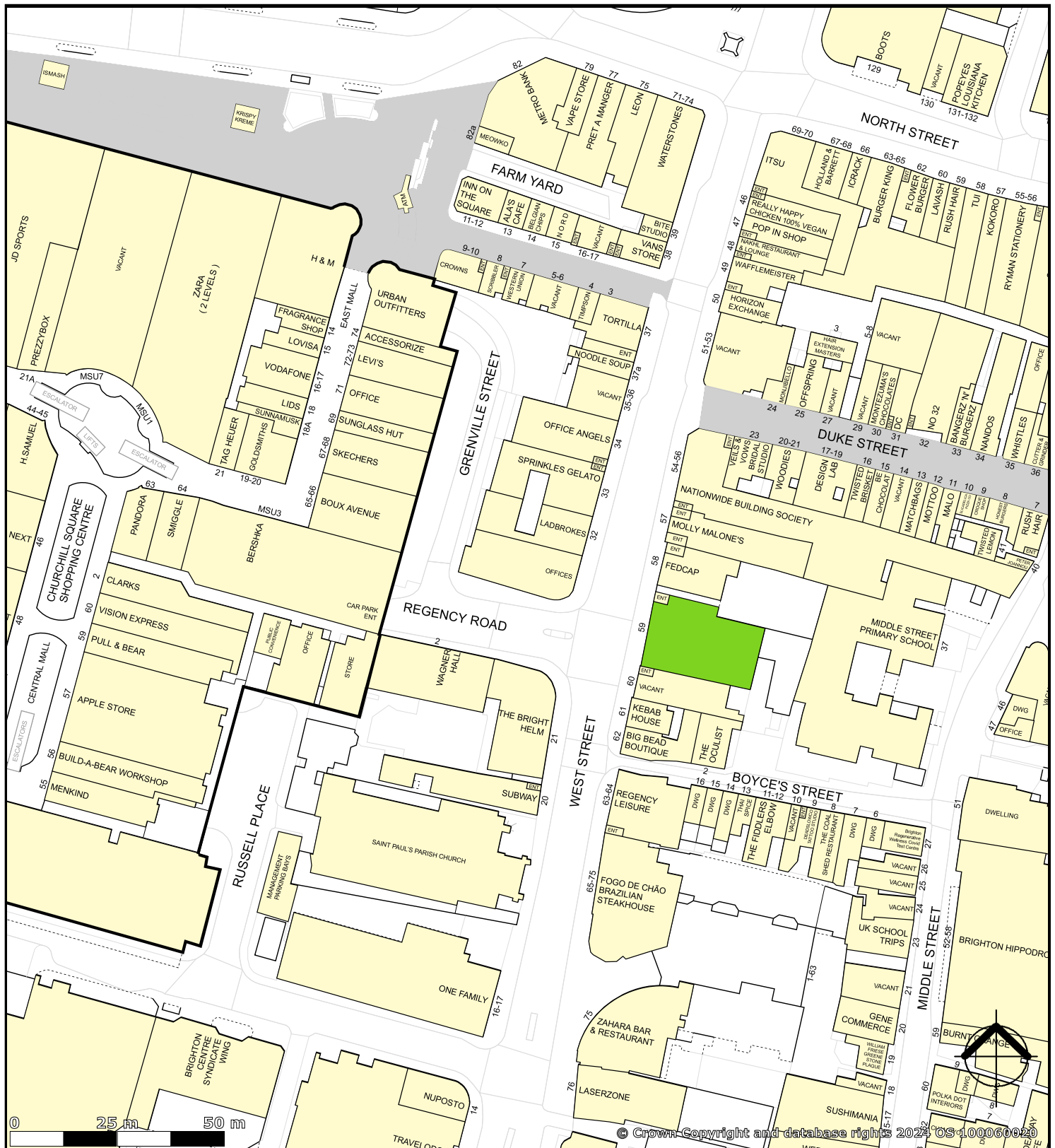
Lease Plan



// 01273 271 250
// 07811 270 338

//BrightonLeasePlans.co.uk

59 West Street, Brighton, BN1



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