



81 North Road
Brighton, BN1 1YD

To Let: High-Profile North Laine Retail Unit with Versatile Upper Floor

1,124 sq ft
(104.42 sq m)

- Prime North Laine Position
- First Floor Development Opportunity for Two-Bedroom Apartment or Use as Additional Trading, Storage or Office Space
- High Footfall Location with Strong Visibility in One of Brighton's Busiest Thoroughfares
- New Lease Available on Flexible Terms

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Summary

Available Size	1,124 sq ft
Rent	£44,000 per annum exclusive
Business Rates	To be reassessed.
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

An excellent opportunity to acquire a prominently positioned property within Brighton's famous North Laine, facing Gardner Street and adjacent to Kensington Gardens. The location benefits from high footfall and strong visibility, ideal for a range of Class E operators, including retail and café use.

The ground floor offers an open-plan trading space with a full-width glazed frontage. The first floor, formerly a one-bedroom apartment, offers a development opportunity for conversion to a two-bedroom or can be utilised as additional trading space, storage, or staff offices. A basement provides further ancillary storage.

Location

Positioned on the northern side of North Road, 81 North Road benefits from a prominent location within Brighton's most lively and sought-after North Laine district. Known for its vibrant atmosphere and eclectic mix of independent retailers, artisan cafés, restaurants, and creative businesses, the area attracts strong footfall from both locals and tourists throughout the week, with a noticeable increase during weekends and holiday periods.

Brighton Mainline Station is just a 5-minute walk (0.3 miles) away, providing fast and frequent connections to London and across Sussex. The city's main shopping destinations, including Churchill Square, The Lanes, and Brighton's seafront, are all within easy reach.

Nearby occupiers include Bills, Trading Post Coffee Roasters, Infinity Foods, The Dorset, Wagamama, and the Komedia arts venue, contributing to the area's reputation as a thriving hub for shopping, dining, and entertainment. The property presents an excellent opportunity for 'E Class' operators seeking to establish themselves in one of Brighton's most dynamic and high-performing commercial locations.

Accommodation

Self contained premises arranged over three floors:

Name	sq ft	sq m
Ground	582	54.07
1st	319	29.64
Lower Ground	223	20.72
Total	1,124	104.43

Terms

Available on a Full Repairing and Insuring (FRI) lease, with terms to be agreed.



Viewing & Further Information



Oliver Graves

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Anti-Money Laundering

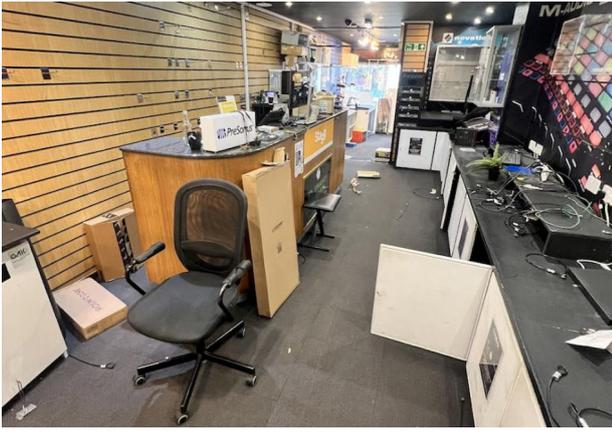
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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.

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).









graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



81 North Road, Brighton, BN1 1YD

TO LET: HIGH-PROFILE NORTH LAINE RETAIL UNIT WITH VERSATILE UPPER FLOOR

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Key Features

- Prime North Laine Position
- First Floor Development Opportunity for Two-Bedroom Apartment or Use as Additional Trading, Storage or Office Space
- High Footfall Location with Strong Visibility in One of Brighton's Busiest Thoroughfares
- New Lease Available on Flexible Terms

Accommodation

Arranged over three floors:

Ground Floor: 582 sq ft (54.1 m²)

- Internal Width (Max): 16'6"
- Internal Depth (Max): 49'11"
- Max Floor-to-ceiling height: 8.6 feet (2.62 meters)

First Floor: 319 sq ft (29.6 m²)

- Front Room: 158 sq ft (14.7 m²)
- Kitchen: 47 sq ft (4.4 m²)
- Rear Room: 114 sq ft (10.6 m²)

Lower Ground Floor: 223 sq ft (20.7 m²)

- Max Floor-to-ceiling height: 7.4 feet (2.24 meters)

Total Accommodation (NIA): 1,124 sq ft (104.4 m²)

Lease

A new lease is available on flexible terms.

Rental offers invited in the region of **£40,000 per annum, exclusive.**



Repairing Liability

An effective Full Repairing & Insuring lease.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £-
- Valid from 1 April 2023 to present

To be reassessed.

VAT

VAT will not be payable on the terms quoted.

Legal & Professional Fees

To be negotiated.

Anti-Money Laundering

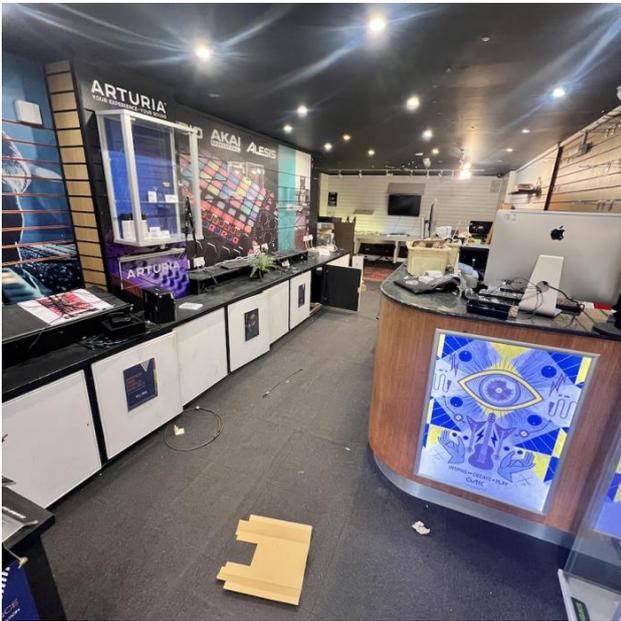
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