



65 East Street

Brighton, BN1 1HQ

High Street Retail Unit to Let in the heart of Brighton - Lease Assignment

1,595 sq ft
(148.18 sq m)

- Open Plan
- Self Contained
- Wooden Flooring
- AC
- WC & Kitchenette
- Walking Distance to Seafront and Pier

65 East Street, Brighton, BN1 1HQ

Summary

Available Size	1,595 sq ft
Rent	£50,000 per annum
Rates Payable	£23,203.50 per annum
Service Charge	TBC
Car Parking	N/A
VAT	To be confirmed
EPC Rating	C

Description

The available accommodation comprises a self-contained retail unit arranged over the ground floor and basement. The ground floor features an open-plan sales area with fitting rooms to the rear, benefiting from wood flooring, track lighting, air conditioning, and freshly painted white walls. The basement provides a generous storage area, kitchenette, and W/C, with rear access for deliveries. This unit is ideally suited to a retail business seeking a high-footfall location in Brighton.

Location

The property is prominently positioned on East Street, one of Brighton's busiest pedestrian thoroughfares and a key part of the city's premium retail and leisure district. East Street is well known for its upmarket fashion retailers, quality dining establishments, and vibrant bar scene, attracting both locals and tourists year-round. The location sits moments from the historic South Lanes, the New Hanningtons development, Kemptown, and Brighton Beach — all high-footfall areas within walking distance. It also draws significant footfall from affluent nearby towns such as Lewes, Haywards Heath, and Shoreham-by-Sea. The city benefits from a large and active student population of over 30,000 across the University of Sussex, University of Brighton, and other local institutions, all served by strong public transport links into the city centre.

Accommodation

The accommodation comprises the following areas:

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

Viewings

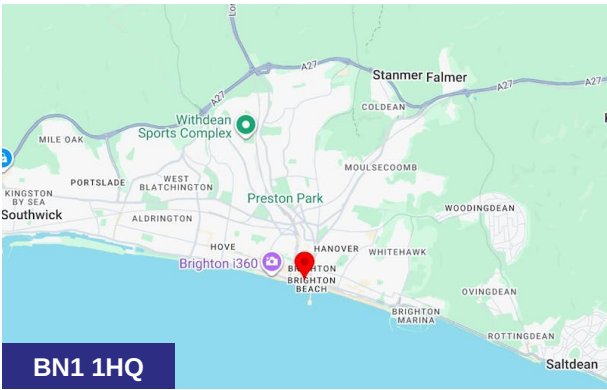
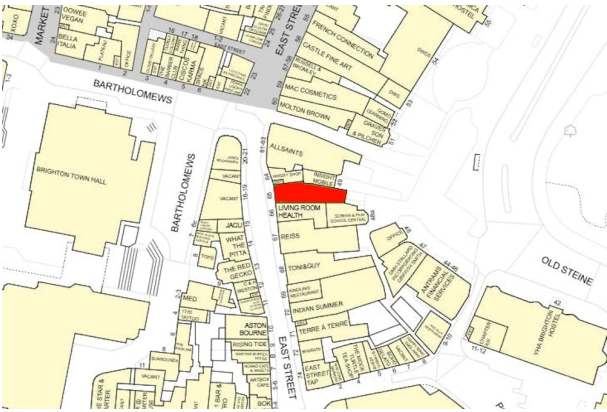
Strictly by appointment only

Terms

An 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.

Premium

Asking Premium: £10,000



Viewing & Further Information

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