



## 9 Brighton Square

Brighton, BN1 1HD

### To Let: Prime Jewellery or Luxury Retail Unit in Brighton Square

**466 sq ft**  
(43.29 sq m)

- Prime Fully Fitted Ground Floor Retail Unit in Brighton Square
- Extensive Window Display Frontage offering Excellent Visibility
- Open Plan Trading Area with Rear Office, Storage and WC
- New Lease Available with Flexible Terms

# 9 Brighton Square, Brighton, BN1 1HD

## Summary

<b>Available Size</b>	466 sq ft
<b>Rent</b>	£30,000 per annum exclusive
<b>Rateable Value</b>	£25,000 from 1 April 2026
<b>Service Charge</b>	£3,279 per annum Subject to fair and reasonable variation in line with good estate management.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

A rare opportunity to secure a fully fitted ground floor retail unit in the heart of Brighton Square, positioned within The Lanes, Brighton's established destination for fine jewellery, luxury goods and high-value independent retail.

Occupying a prominent frontage with extensive window displays, the unit provides an ideal showcase for premium merchandise. The open plan trading area has been finished to a high standard, complemented by a rear office, ample storage facilities and a staff WC. The premises benefit from existing quality security infrastructure, including CCTV, safe, security shutters and appropriate alarm infrastructure, providing a ready-made solution for jewellery and other premium retail operators.

Offered on a new lease, this is an exceptional opportunity for brands seeking a highly visible and well-presented retail unit in one of Brighton's most vibrant, affluent and consistently well-trafficked trading locations.

## Location

Located in the heart of Brighton Square, 9 Brighton Square occupies a highly prominent position within The Lanes, Brighton's best known destination for fine jewellers, premium independent retail and an outstanding selection of renowned restaurants. This established retail and dining quarter attracts a discerning customer base and benefits from consistently strong footfall throughout the year.

The immediate area features a concentration of long-standing jewelry operators, complemented by respected national and independent brands including Coppa Club, Steak and Lobster, Watches of Switzerland and Hotel Chocolat. This mix of high-quality retail and celebrated dining creates a vibrant trading environment that appeals to both local shoppers and year-round visitors.

Situated moments from the Royal Pavilion, Brighton Palace Pier, and North Street, 9 Brighton Square presents an exceptional opportunity for jewelry retailers and other high-value operators seeking a highly visible, characterful and well-connected unit in one of Brighton's most established and desirable shopping destinations.

## Accommodation

A well-presented and fully fitted retail unit, arranged as an open plan front trading area with extensive window display frontage offering excellent visibility to Brighton Square. The interior features high-quality flooring, spot and track lighting, and purpose-designed display areas suited to high-value retail.

Floor/Unit	sq ft	sq m
Ground	466	43.29
<b>Total</b>	<b>466</b>	<b>43.29</b>

## Viewings

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

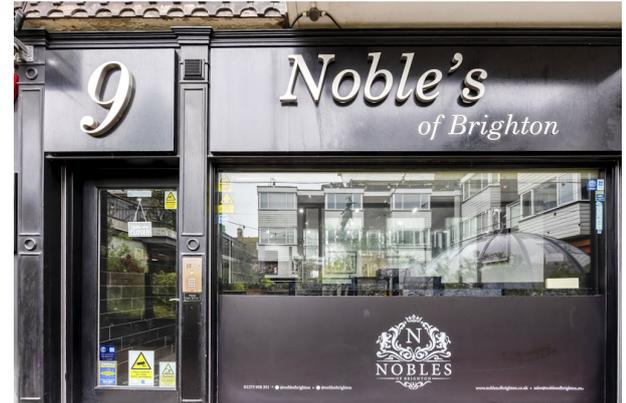
## Terms

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

## 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.



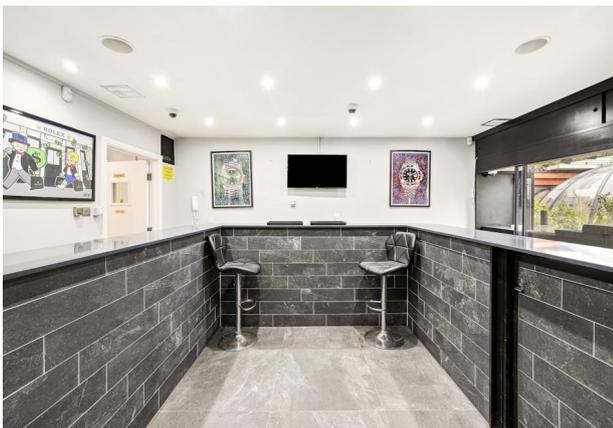
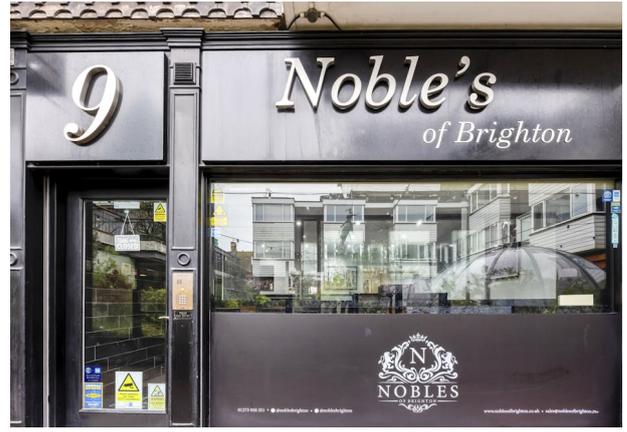
## Viewing & Further Information



**Oliver Graves**

01273 701070 | 07435 099764

oli@gravesjenkins.com





## Energy performance certificate (EPC)

9 Brighton Square  
BRIGHTON  
BN1 1HD

Energy rating

**B**

Valid until:

**21 January 2036**

Certificate  
number:

**2907-3236-5002-0229-2402**

Property type

Retail/Financial and Professional Services

Total floor area

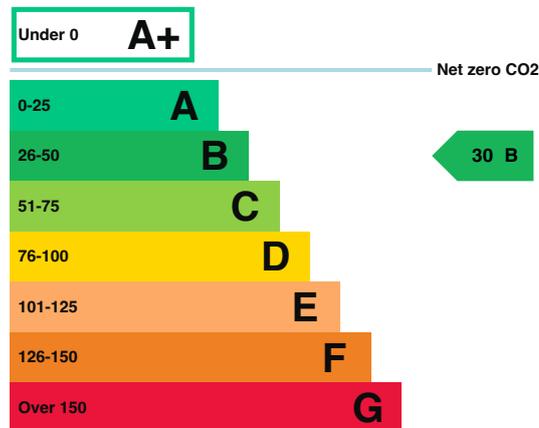
48 square metres

### 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 B.



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

**0 A**

If typical of the existing stock

**42 B**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.91
Primary energy use (kWh/m <sup>2</sup> per year)	115

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(energy-certificate/2220-2295-0244-9003-0673\)](#).

## 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	Becky Cheney
Telephone	07967381384
Email	<a href="mailto:beckycheney1@gmail.com">beckycheney1@gmail.com</a>

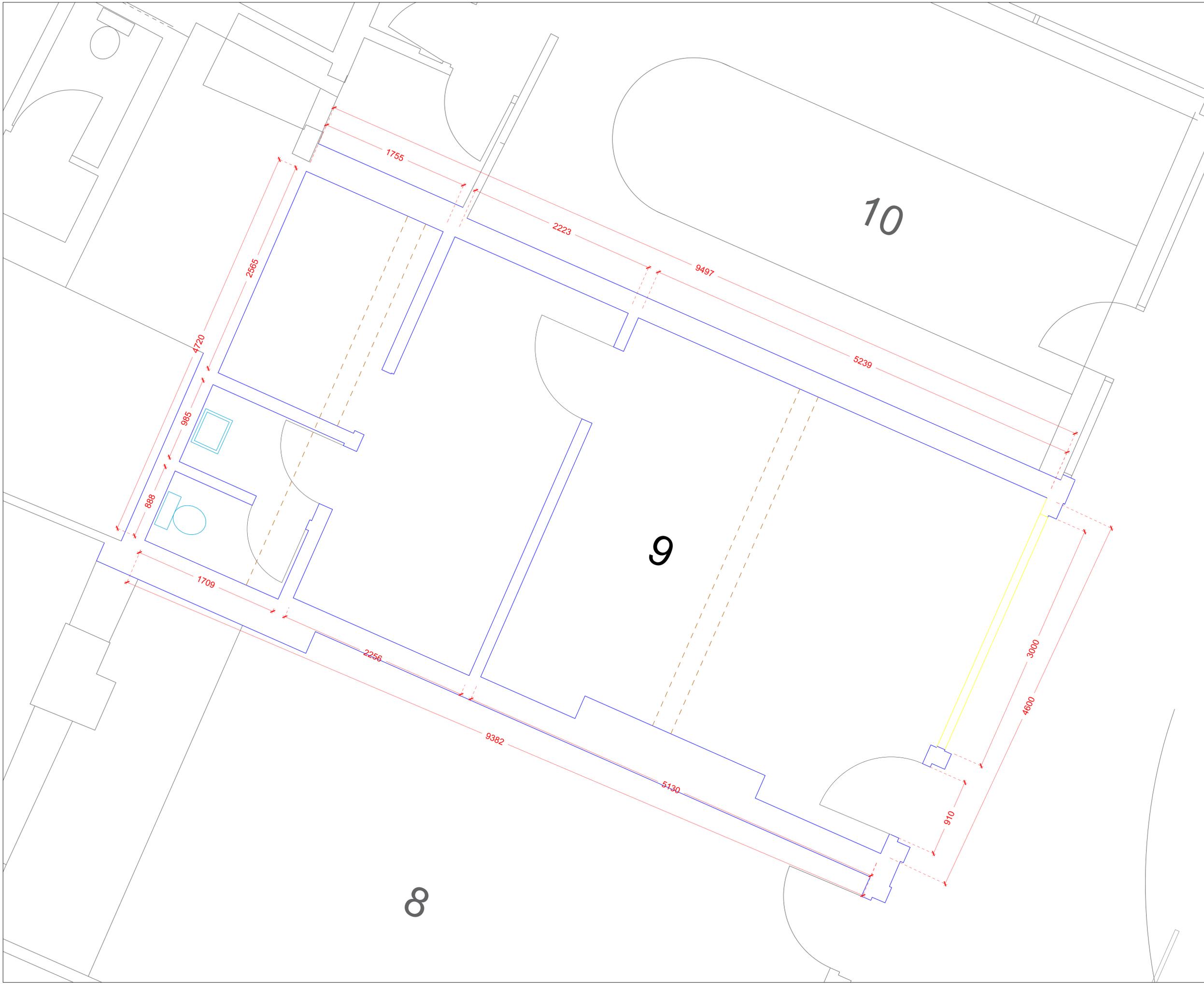
### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

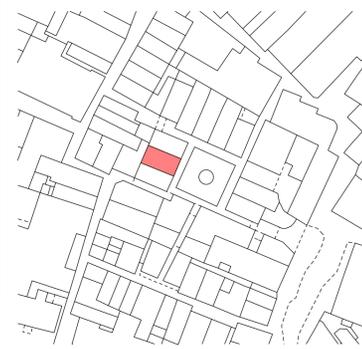
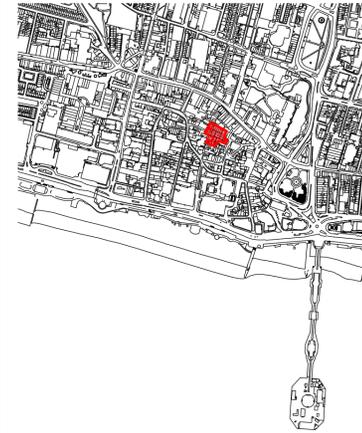
Employer	Energy Performance Projects
Employer address	Flat 2 Van Alen Building, 24-30 Marine Parade, Brighton, BN2 1WP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 January 2026
Date of certificate	22 January 2026



**GENERAL NOTES**

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**SITE / LOCATION PLAN**



**ISSUE STAMP**

**REVISIONS**

DATE (DD/MM/YY)	REVISION	DESCRIPTION / COMMENT
19/06/2025	/	FIRST ISSUE
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**BRIGHTON SQUARE  
SHOP 09  
GROUND FLOOR**

SCALE	PAGE	CHECKED BY	DRAWN BY	DATE
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DRAWING NUMBER: <b>BRIGHTON_SQUARE_09</b>	REV /
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