



RETAIL TO LET

48-49 EAST STREET

Brighton, BN1 1HN

A PRIME DOUBLE FRONTED RETAIL UNIT TO LET
IN CENTRAL BRIGHTON SURROUNDED BY HIGH
END OCCUPIERS- AVAILABLE DECEMBER 2025-
WILL CONSIDER SPLIT

661 TO 2,061 SQ FT

Eightfold
property

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

Summary

Available Size	661 to 2,061 sq ft
Rent	£72,500 - £160,000 per annum exclusive of rates, VAT & All other outgoings
Rates Payable	£76,035 per annum This is the RV for the whole building & will change if the building is split.
Rateable Value	£137,000
Service Charge	A service charge will be payable based on a fair proportion of the buildings costs.
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	D (86)

Description

An attractive double fronted retail unit arranged over ground floor & basement with a prominent frontage. The ground floor is predominately open plan with character display windows. Our client will consider splitting into 2 units with unit 48 retaining the basement. Taking into account space loss for the split we estimate unit 48 will comprise 594 sq ft at ground floor with basement of 636sq ft whilst unit 49 will have a ground floor space of 661 sq ft.

Location

Located in a premium retail pitch on East Street in the heart of Brighton city centre on the periphery & a short walk away from the seafront & The North Laine, whilst Brighton Mainline station can be accessed within a few minutes. Nearby occupiers include Hugo Boss, French Connection, Charlotte Tilbury, Hotel Chocolat, Russell & Bromley, Nobody's Child, Dishoom, Burger & Lobster & Mac.

Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a rent at £160,000 per annum exclusive of rates, building insurance, service charge & all other outgoings. Alternatively the landlord will consider splitting the space into 2 with unit 48 at a rent of £72,500 & unit 49 at a rent of £92,500 per annum exclusive of rates, VAT & all other outgoings. The property will be available from December 2025 following expiry of the current lease.

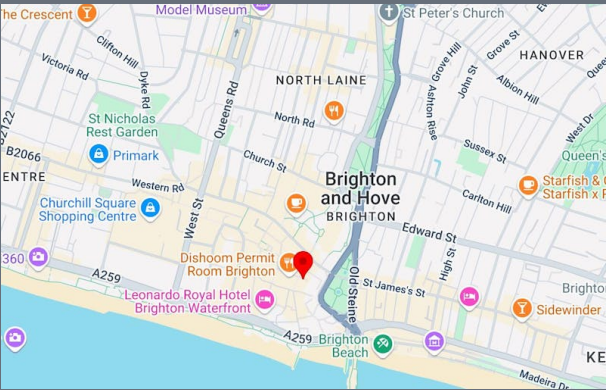
AML

As in accordance with regulations the regular ID checks will need to be carried out. Where checks are required there will be a charge of £50 plus VAT per person.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Ground - Ground Floor Retail	1,425	132.39	-
Basement - Basement Storage	636	59.09	-
Unit - 48 Ground floor & basement	1,230	114.27	£72,500 /annum
Unit - 49 Ground Floor only	661	61.41	£92,500 /annum
Total	3,952	367.16	



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

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Energy performance certificate (EPC)

48-49 East Street
BRIGHTON
BN1 1HN

Energy rating

D

Valid until:

4 April 2027

Certificate number:

0091-0644-2730-7700-6303

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

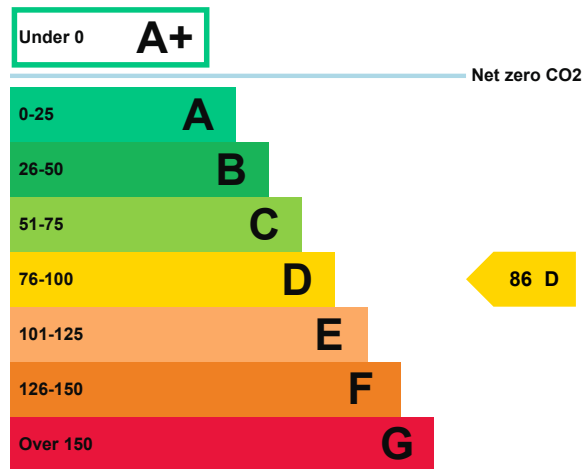
238 square metres

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 D.



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

25 A

If typical of the existing stock

73 C

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)	82.37
Primary energy use (kWh/m ² per year)	487

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0040-6970-0423-4770-6014\)](/energy-certificate/0040-6970-0423-4770-6014).

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	Konstantinos Sotiriou
Telephone	07359001771
Email	kostas.sotiriou@wensleylawz.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/018525
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 April 2017
Date of certificate	5 April 2017

48-49 East Street, Brighton, BN1

