



37 London Road

Brighton, BN1 4JB

## To Let: Prominent Retail / Class E Opportunity on London Road

**2,879 sq ft**  
(267.47 sq m)

- Prominent London Road Frontage
- Flexible Class E Accommodation
- Dual Access from London Road and Providence Place
- Open-Plan Ground-Floor Configuration

# 37 London Road, Brighton, BN1 4JB

## Summary

|                |                                               |
|----------------|-----------------------------------------------|
| Available Size | 2,879 sq ft                                   |
| Rent           | £65,000 per annum                             |
| Rates Payable  | £16,235 per annum<br>1 April 2026 to present. |
| Rateable Value | £42,500                                       |
| Service Charge | Upon Enquiry                                  |
| VAT            | Applicable                                    |
| Legal Fees     | Each party to bear their own costs            |
| EPC Rating     | Upon enquiry                                  |

## Description

The property occupies a prominent position on London Road, one of Brighton’s principal mixed-use commercial thoroughfares, benefitting from strong pedestrian flow, excellent public transport links and an established mix of national and independent occupiers.

The accommodation is arranged over ground floor, raised mezzanine and basement levels, providing a substantial open-plan retail area with ancillary kitchen, office and storage accommodation. The premises benefit from prominent frontage and excellent visibility to London Road, together with additional rear access from Providence Place.

The property is considered suitable for a wide range of retail, leisure, showroom, fitness, food and service-led occupiers within Class E, subject to any necessary consents. The flexible layout, generous floor-to-ceiling heights and dual access make it well suited to occupiers seeking a prominent and adaptable commercial presence in a well-connected Brighton location.

## Location

Situated within a well-established mixed-use stretch of London Road, the property benefits from excellent accessibility, regular bus connections and a strong surrounding residential, student and commercial catchment. Brighton railway station is approximately 400 metres to the south, while London Road railway station is approximately 850 metres to the north.

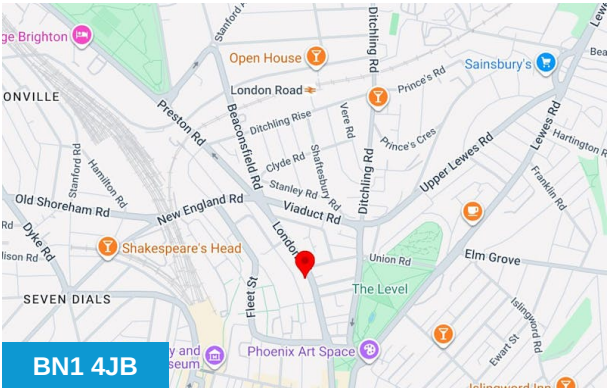
The immediate area supports a diverse retail and leisure offer, with nearby occupiers including Costa Coffee, Savers, Starbucks and Subway, alongside a broad range of independent retailers, cafés, food operators and service businesses.

Brighton Open Market is also close by, providing a popular destination for independent traders, food operators and visitors.

## Accommodation

The accommodation comprises the following areas:

| Name                                     | sq ft | sq m   |
|------------------------------------------|-------|--------|
| Basement - Storage                       | 359   | 33.35  |
| Ground - Trading Area                    | 1,863 | 173.08 |
| Mezzanine - Rear Trading Area and Office | 657   | 61.04  |
| Total                                    | 2,879 | 267.47 |



## Viewing & Further Information



**Oliver Graves**  
01273 701070 | 07435 099764  
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**Viewings**

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

**Terms**

A new lease is available on terms to be agreed at a guide rent of £65,000 per annum, exclusive.













