



54 Gardner Street

Brighton, BN1 1UN

## To Let: Prime North Laine Retail Unit with Two- Bedroom Maisonette

1,026 sq ft  
(95.32 sq m)

- Prime North Laine Location with High Footfall
- Stylish and Fully Refurbished Retail, Café or Beauty Space with Full-Height Glazed Frontage
- Self-Contained Two-Bedroom Maisonette Above
- Pedestrianised Street Friday to Sunday and Public Holidays

# 54 Gardner Street, Brighton, BN1 1UN

## Summary

Available Size	1,026 sq ft
Rent	£39,000 per annum exclusive
Rateable Value	£23,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

A recently fully refurbished mixed-use property in the heart of Brighton's North Laine, ideal for retail, café or beauty operators. Gardner Street is pedestrianised Friday to Sunday and on public holidays (11:00–19:00), with vehicle access Monday to Thursday, ensuring excellent visibility and high footfall throughout the week.

The ground floor offers an open-plan trading area with full-height glazed frontage, recently installed CCTV and intruder alarm system, hardwood flooring, electric radiators, and spot and track lighting. The lower ground floor includes treatment rooms, ancillary storage, and a customer/staff WC.

The upper floors comprise a self-contained two-bedroom maisonette accessed via an internal staircase at the rear of the shop, suitable for owner occupation or additional income.

## Location

Positioned in the heart of Brighton's lively North Laine district, 54 Gardner Street benefits from an enviable location on one of the city's most sought-after pedestrianised streets. Surrounded by a mix of independent retailers, artisan cafés, and popular beauty and wellness studios, the area is a thriving hub for both locals and tourists alike, with consistently high footfall throughout the week and a notable boost during weekends and holiday seasons.

This part of the North Laine is known for its strong sense of community and creative energy, making it a popular destination for boutique shopping, casual dining, and personal care experiences. Brighton Mainline Station is just 0.3 miles away, ensuring excellent connectivity to London and wider Sussex.

Nearby occupiers include Infinity Foods, Gelato Gusto, Kooks, GBK, DOWSE, and the Komedia arts venue. The unit presents an exciting opportunity for retail, café, or beauty operators looking to establish a presence in one of Brighton's most distinctive and high-performing trading locations.

## Accommodation

Commercial Accommodation Arranged over two floors: Ground Floor: 428 sq ft (39.8 m2) Internal Width (Max): 14'3" Internal Depth (Max): 35'6" Max Floor-to-ceiling height: 8.82 feet (2.69 meters) Lower Ground Floor: 237 sq ft (22 m2) Treatment Room 1: 68 sq ft (6.3 m2) Treatment Room 2: 57 sq ft (5.3 m2) Store/Staff Area: 112 sq ft (10.4 m2) Max Floor-to-ceiling height: 6.5 feet (1.98 meters) Commercial Total Accommodation (NIA): 579 sq ft (53.8 m2) Residential Accommodation Above the commercial space, a self-contained two-bedroom maisonette is accessed via an internal staircase at the rear of the shop. First Floor: 213 sq ft (19.8 m2) comprises an open-plan kitchen with fitted cabinetry and storage, along with a west-facing bedroom featuring a bay window overlooking Gardner Street. Second Floor: 234 sq ft (21.7 m2) provides a second west-facing bedroom, also with a bay window, offering excellent natural light, plus a shower room with WC. The apartment offers flexibility for owner occupation or additional rental income, currently generating £1,400 pcm (£16,800 per annum). Residential Total Accommodation (NIA): 447 sq ft (41.5 m2)

Name	Floor/Unit	Building Type	Size	sq ft	sq m	Tenure
Lower Ground	Lower Ground	Retail	237 sq ft	237	22.02	To Let
Ground	Ground	Retail	428 sq ft	428	39.76	To Let
1st	1st	Mixed Use	213 sq ft	213	19.79	To Let
2nd	2nd	Mixed Use	234 sq ft	234	21.74	To Let
<b>Total</b>				<b>1,112</b>	<b>103.31</b>	

## 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.



## Viewing & Further Information



**Oliver Graves**

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graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



54 Gardner Street, Brighton, BN1 1UN

LEASE FOR SALE: PRIME NORTH LAINE RETAIL UNIT WITH TWO-BEDROOM  
MAISONETTE

# LOCATION

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The upper floors comprise a self-contained two-bedroom maisonette accessed via an internal staircase at the rear of the shop, suitable for owner occupation or additional income.

## Key Features

- Prime North Laine Location with High Footfall
- Stylish and Recently Refurbished Retail, Café or Beauty Space with Full-Height Glazed Frontage
- Self-Contained Two-Bedroom Maisonette Above (Currently Let at £1,400 pcm)
- Pedestrianised Street Friday to Sunday and Public Holidays

## Commercial Accommodation

Arranged over two floors:

### Ground Floor: 428 sq ft (39.8 m<sup>2</sup>)

- Internal Width (Max): 14'3"
- Internal Depth (Max): 35'6"
- Max Floor-to-ceiling height: 8.82 feet (2.69 meters)

### Lower Ground Floor: 237 sq ft (22 m<sup>2</sup>)

- Treatment Room 1: 68 sq ft (6.3 m<sup>2</sup>)
- Treatment Room 2: 57 sq ft (5.3 m<sup>2</sup>)
- Store/Staff Area: 112 sq ft (10.4 m<sup>2</sup>)
- Max Floor-to-ceiling height: 6.5 feet (1.98 meters)

### Commercial Total Accommodation (NIA): 579 sq ft (53.8 m<sup>2</sup>)

## Residential Accommodation

Above the commercial space, a self-contained two-bedroom maisonette is accessed via an internal staircase at the rear of the shop.

**First Floor: 213 sq ft (19.8 m<sup>2</sup>)** comprises an open-plan kitchen with fitted cabinetry and storage, along with a west-facing bedroom featuring a bay window overlooking Gardner Street.



**Second Floor: 234 sq ft (21.7 m2)** provides a second west-facing bedroom, also with a bay window, offering excellent natural light, plus a shower room with WC.

The apartment offers flexibility for owner occupation or additional rental income, currently generating **£1,400 pcm (£16,800 per annum)**.

**Residential Total Accommodation (NIA): 447 sq ft (41.5 m2)**

## Lease

Held for a term of 12 years lease ending on, and including 1st September 2031.

**Passing Rent - £39,000 per annum, exclusive** (payable in advance on the usual quarter days).

Tenant Only Break Option - 2nd September 2027 (given 6 months' written notice).

The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).

**Alternatively, a new lease is available on application.**

## Premium

**Price on Application** - To reflect the prime location, the added value offered by the upper residential accommodation, and the high standard of refurbishment throughout, making the property attractive to a broad spectrum of potential operators.

## Repairing Liability

An effective Full Repairing & Insuring lease.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £19,500
- Valid from 1 April 2023 to present

## VAT

VAT will not be payable on the terms quoted.

## Legal & Professional Fees

Each party is to pay their own legal and professional fees incurred.

## Viewing Arrangements

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













GET IN TOUCH  
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Phil Graves

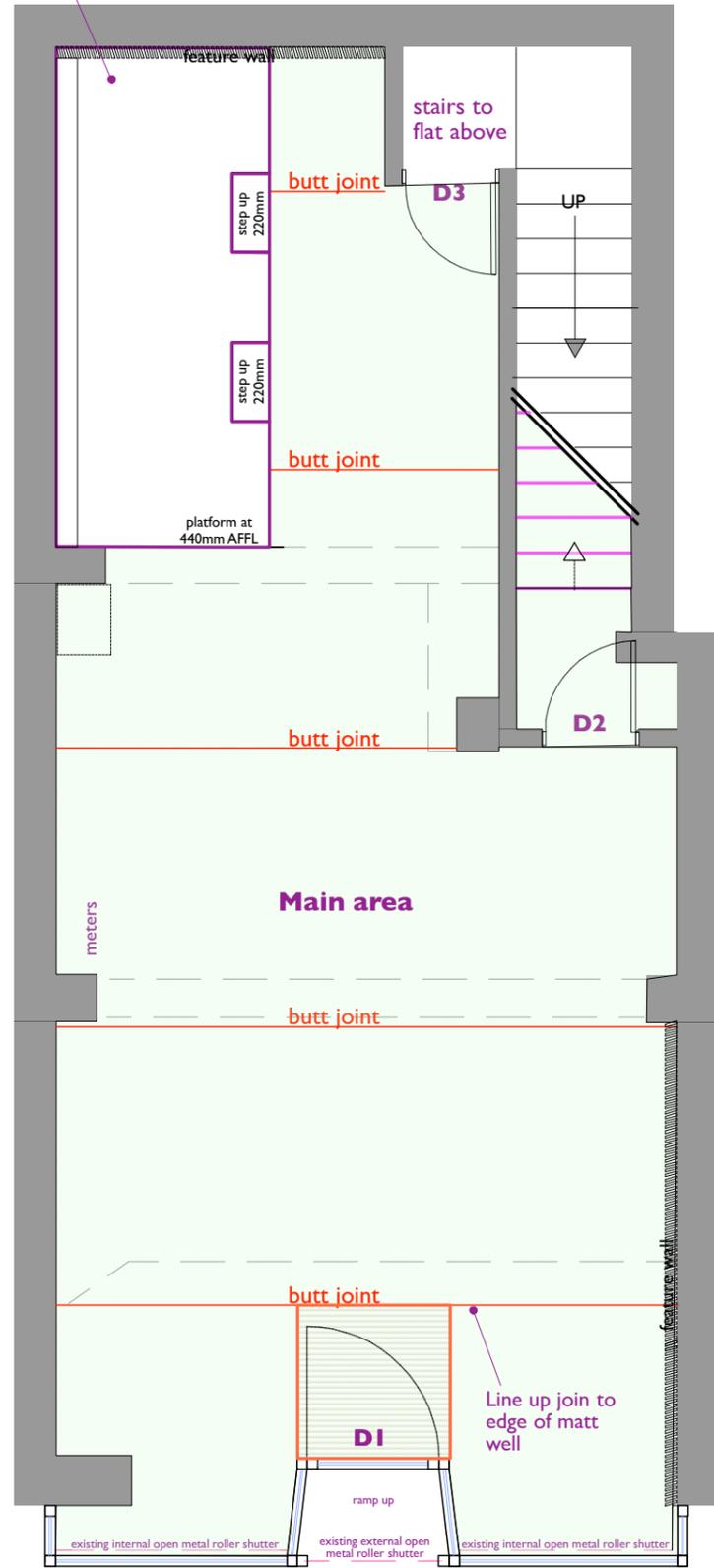
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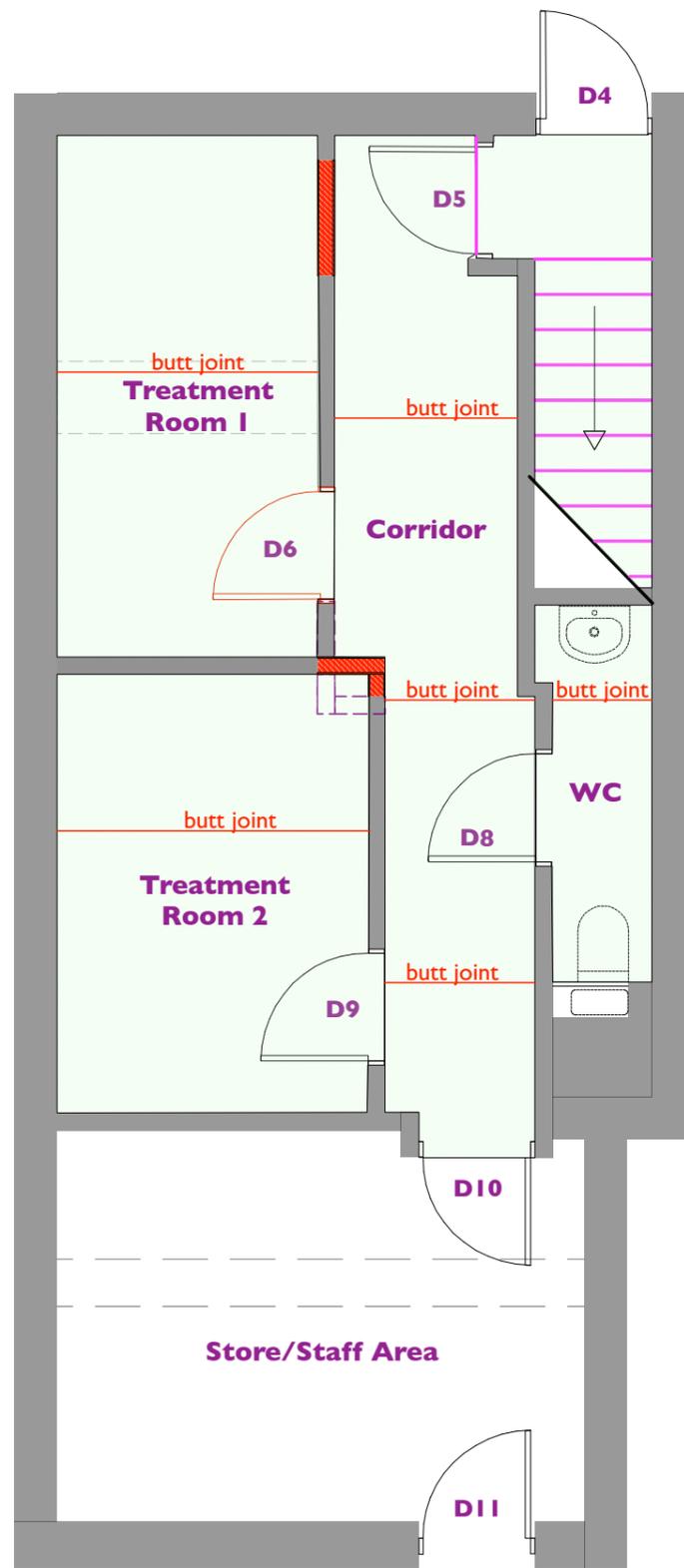
BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB

All dimensions are to be verified on site by nominated contractors before commencement of any works. **Do not scale from this drawing.**  
 All construction and materials to comply with local authority / fire and building regs. Client is responsible for health & safety and Construction Phase Plan. It is the sole responsibility of the nominated contractor to inform Materialise Interiors of any design amendments carried out on the enclosed project and any measurement discrepancies that may arise. Tel: 01273 699922  
 The enclosed drawings are for the initial costings only and are not to be used as production details. The nominated contractor must cross check the site survey and produce rods to be signed off by the client and Materialise Interiors before any work is carried out.

Plinth to be tiled  
 refer to drawing MAT114 06



**Ground floor**



**Basement**

**KEY**

Sheet linoleum. Manufacturer: Forbo. Range: Marmoleum Ref: 5232 rocky ice (smooth). Thickness 2.5 mm. Length x width 32m x 2000mm  
 Butt jointed.

AREAS: (guide only - flooring contractor to take own dimensions)  
 Main area: 33.5m<sup>2</sup>  
 Stairs: 7.5m<sup>2</sup>  
 Basement corridor: 8.5m<sup>2</sup>  
 WC: 2.5m<sup>2</sup>  
 Treatment room 1: 7m<sup>2</sup>  
 Treatment room 2: 7m<sup>2</sup>

Stair nosings - brushed stainless

Mat in mat well. Natural coir-look ribbed heavy duty brush mat set in mat wall. Thickness: 13.5mm. Supplier: Ideal Mats. Colour: Natural

**MAT114 07 FLOORING DRAWING**  
 May Meachayaa and Kiriakos Mpaxevanis  
 54 Gardner Street, Brighton, BN1 1UN  
 18 September 2019 scale 1:50@A3

**MATERIALISE**  
 INTERIORS

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