

PROMINENT RETAIL UNIT IN BRIGHTON SQUARE

1,644 sq ft (152.70 sqm)



Oakley

Your Sussex Property Expert



3 & 20 Brighton Square, Brighton BN1 1HD

- Located in the renowned Brighton Square within The Lanes
- Prominent restaurant/café/retail premises
- Self-contained ground floor units
- Licensed premises

TO LET

Commercial & Residential Property throughout Sussex
Commercial Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688882
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LOCATION

The property is situated within the Brighton Square development set within the heart of The Lanes. The unit boasts a prominent position in the city's vibrant and high footfall area with a diverse mix of retailers, restaurants, cafes and bars in close proximity. Neighbouring occupiers include well-established brands such as Coppa Club, Donatello, Giggling Squid, Watches of Switzerland, Oliver Bonas, and Hotel Chocolat, ensuring strong daily footfall from both local shoppers and year-round tourists. A location plan and [street view](#) can be viewed online through Google Maps by typing in the following postcode: BN1 1HD.

DESCRIPTION

The premises is situated in the middle of Brighton Square, overlooking the central courtyard in a prime pitch with high visibility and high footfall. The unit is predominantly open plan offering flexibility on size and use of space. The property also benefits from being Licensed for on and off-site alcohol sales with permitted opening hours of:

Monday-Saturday: 10:00 AM - Midnight

Sunday: 10:00 AM - 11:30 PM

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Unit 3</i>	<i>300</i>	<i>27.90</i>
<i>Unit 20</i>	<i>1,082</i>	<i>100.50</i>
<i>Basement</i>	<i>262</i>	<i>24.30</i>
Total Accommodation	1,644	152.70

LEASE TERMS

A new lease is available on terms to be agreed.

RENT

£52,000 per annum exclusive for the two units combined.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value for the current financial year (2025-2026) provided by the Valuation Office Agency www.voa.gov.uk is Unit 3 = £18,250; Unit 20 = £39,000.

The Small Business Rate for the financial year is 49.9p in the £ making the Rates payable approx. Unit 3 = £9,106.75; Unit 20 = £19,461. Total rates payable for both units £28,567.75.

ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being prepared.

LEGAL FEES

Each party is responsible for their own legal fees.

VAT

VAT will be applicable on the rent.

VIEWING ARRANGEMENTS

By appointment through joint letting agents, Oakley Property and Graves Jenkins.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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