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4 Brighton Square, Brighton, East Sussex,  
BN1 1HD

LEASE AVAILABLE: PRIME SELF-CONTAINED UNIT IN BRIGHTON SQUARE

# LOCATION



Brighton Square forms a central and important section of Brighton's famous Lanes area, renowned for its exciting mix of retail concerns, restaurants and individual shops with residential accommodation over. The Coppa Club restaurant will open shortly and new tenants in Hannington Lane include the Gingerman Group, Brass Monkey, Watches of Switzerland, Hotel Chocolat, Oliver Bonas and Habitat. The area experiences high pedestrian flow at all times of the day from tourists and local residents.

## Description

A chance to acquire this prominent retail unit in the busy shopping thoroughfare of the sought-after Brighton Square area of The Lanes, Brighton. The retail unit benefits from being newly refurbished throughout with a large display window frontage, rear w/c facility and kitchenette, and is ideally suited to a variety of 'Class E' users.

## Key Features

- Prime Brighton Lanes Location
- High Pedestrian Flow both Day & Night
- Recently Refurbished
- Ready for Immediate Occupation

## Accommodation

Ground Floor Accommodation - 287 sq ft (26.66 m<sup>2</sup>)

Refurbished Ground Floor shop as follows;

- Gross Frontage - 15'
- Internal Width - 15'28 (max)
- Total Depth - 21'31 (max)
- Total Accommodation - 287 sq ft (26.66 m<sup>2</sup>)

Ground Floor Sales Area: This recently renovated space boasts an open-plan layout featuring stylish wood-effect laminate flooring and modern spot and track lighting. Its expansive window display frontage invites ample natural light, enhancing the ambience. Additionally, a conveniently located single-use w/c facility and kitchenette area are situated at the rear of the unit, ensuring both functionality and comfort for occupants.

## Lease

A lease which runs for 10 Years ending in August 2033.

Tenant-only Break Option (given 6 months' written notice) available in August 2028.

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

Passing Rent - £16,000 per annum, exclusive.

A new lease is available, subject to proposed terms.

## Rent Review

Every fifth anniversary of the date of this lease.

## Repairing Liability



Effective Full Repairing and Insuring, by way of a service charge.

## Business Rates

To be reassessed.

Potential Benefit from Small Business Rates Relief (SBRR).

## VAT

The property may be elected for VAT and therefore VAT may be applicable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees.

## Viewing Arrangements

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







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