



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



45 George Street, Brighton, BN2 1RJ

LEASE AVAILABLE (DUE TO RELOCATION): REFURBISHED CITY CENTRE OPPORTUNITY

LOCATION



George Street in Brighton stretches between St James's Street and Edward Street, surrounded by a bustling residential community. Its neighbours include prominent local entities like the American Express HQ, situated next to the impressive Edward Street Quarter development, contributing 125,000 sq ft of Grade A space to Brighton. This development hosts over 4,000 office workers and features 168 newly constructed apartments.

Meanwhile, St James' Street houses renowned establishments such as Sainsbury's Local, Starbucks, Superdrug, and Morrisons. In contrast, George Street boasts a vibrant array of local retail shops, pubs, and popular eateries like Brighton Bierhaus and Junkyard Dogs.

The proximity of the main railway station makes commuting convenient, and the grandeur of Queen's Park and the Royal Pavilion Gardens is just a pleasant stroll away.

Description

An exceptional opportunity awaits with this recently renovated lock-up premises, ideal for a variety of property uses. Situated strategically, it is surrounded by a lively mix of local retailers and independent businesses, complemented by a thriving residential community.

Lease available due to relocation and ready for immediate occupation.

Key Features

- Attractive Display Frontage
- Open Plan Accommodation
- Recently Refurbished
- Prime Kemptown / St James' Street Location
- Eligible for Full Small Business Rates Relief (SBRR)

Accommodation

The Ground Floor is arranged as follows:

- Internal Width Maximum: 15'2"
- Total Depth: 45'6"
- Floor-to-ceiling height: 10.4 ft (3.2 m)

Total Accommodation: 665 sq ft (61.8 m²)

The ground floor offers a relatively open-plan space ready for immediate occupancy. Newly refurbished to include new banquette booth bench with installed electric plinth heaters, modern fire alarm systems, dimmable track lighting and wood flooring.

A rear partition leads to a separate WC, several storage facilities, a galley kitchen, and an adjoining courtyard space.

Lease

A lease which runs for 8 Years ending on (and including) 7th October 2030.

Tenant-only Break Option (given 6 months' written notice) available in October 2026.

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

Passing Rent: £12,500 per annum, exclusive (payable in advance on the usual quarter days).

Rent Review

There will be a rent review on October 2026 (based on £14,750 per annum - the passing rent) and 3% annual uplifts thereafter.



Repairing Liability

Full Repairing and Insuring by way of Service Charge.

Further details are available on request.

Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £8,900.00
- Rates Payable:
- Valid from 1 April 2023 to present

Eligible for Full Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

VAT

VAT will not be payable on the terms quoted.

Legal Fees

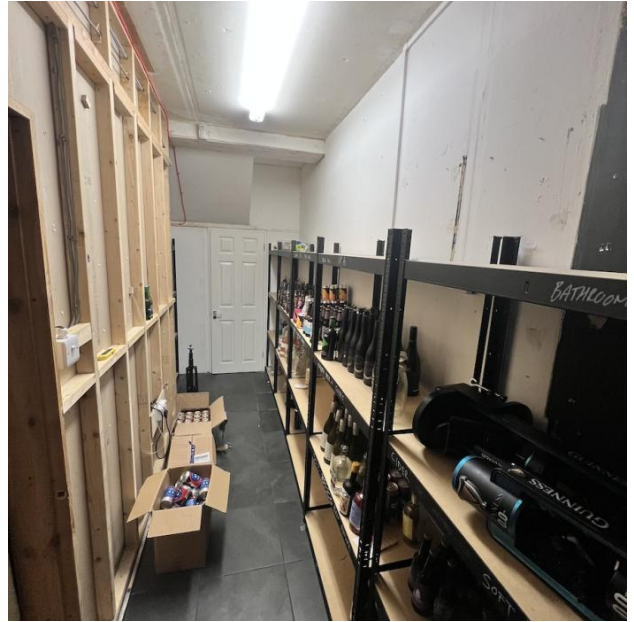
Each party is to pay for their own legal fees incurred.

Viewing Arrangements

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









GET IN TOUCH
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



Toby Graves

01273 701070
07818 569243
toby@gravesjenkins.com



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