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19 Brighton Square, Brighton, BN1 1HD

LEASE AVAILABLE: PROMINENT RETAIL UNIT IN BRIGHTON'S ICONIC LANES

# LOCATION

Located in the heart of Brighton's iconic Lanes district, 19 Brighton Square enjoys a prime position within one of the city's most vibrant and high-footfall commercial hubs. As part of the bustling network of narrow alleyways and open courtyards, Brighton Square serves as a key focal point, offering a unique blend of retail, dining, and leisure opportunities.

The square is home to prominent neighbouring tenants, including the popular Italian restaurant Donatello and the stylish Coppa Club, both of which act as major footfall drivers. The area is further enriched by its proximity to key landmarks like the Royal Pavilion, Brighton Palace Pier, and the lively North Laine shopping district, all of which draw a consistent stream of both locals and tourists.

This highly desirable location benefits from constant pedestrian traffic throughout the day, making it an ideal setting for retail, hospitality, or service-oriented businesses. With a diverse mix of surrounding commercial operators and a dynamic visitor economy, 19 Brighton Square offers a prime opportunity for occupiers seeking visibility, footfall, and access to Brighton's thriving residential, student, and tourist populations. The area's unique character, combined with the high-profile presence of neighbouring tenants, ensures a well-rounded customer base and sustained commercial activity.

## Description

Currently operating as a retail/gift store, this premises benefits from a versatile 'E Class' classification, allowing for a wide variety of potential uses.

The premises is ready for immediate occupation, offering an attractive opportunity for businesses seeking a prime location.

## Key Features

- Prime Location in Brighton's Iconic Lanes District
- High Footfall Area with Diverse Customer Base
- Surrounded by Prominent Neighbouring Tenants
- Versatile 'E Class' Use with Double Shop Frontage

## Accommodation

The Ground Floor is arranged as follows:

- Internal Width: 15'7"
- Total Depth: 18'4"
- Floor to ceiling Height: 2.91 meters

**Total Accommodation: 286 sq ft (26.6 m2)**

Key features include a prominent double shop frontage, wood laminate flooring, and modern LED track lighting, making the space both functional and visually appealing.

## Lease

A lease which runs for 10 Years ending on (and including) 8th January 2033 - Inside the Landlord and Tenant Act 1954, Part II (as amended).

Tenant-only Break Option (given 6 months' written notice) available January 2027.

Passing Rent: £20,000 per annum, exclusive (payable in advance on the usual quarter days).

## Rent Review

Every fifth anniversary from the commencement of the lease (January 2028).

## Repairing Liability

Full Repairing and Insuring by way of service charge contribution.

## Business Rates

Billing Authority: Brighton & Hove



- Description: Shop and premises
- Rateable Value: £16,750.00
- Rates Payable:
- Valid from April 2023 (current)

## VAT

The building has been elected and therefore VAT will be payable on the terms quoted.

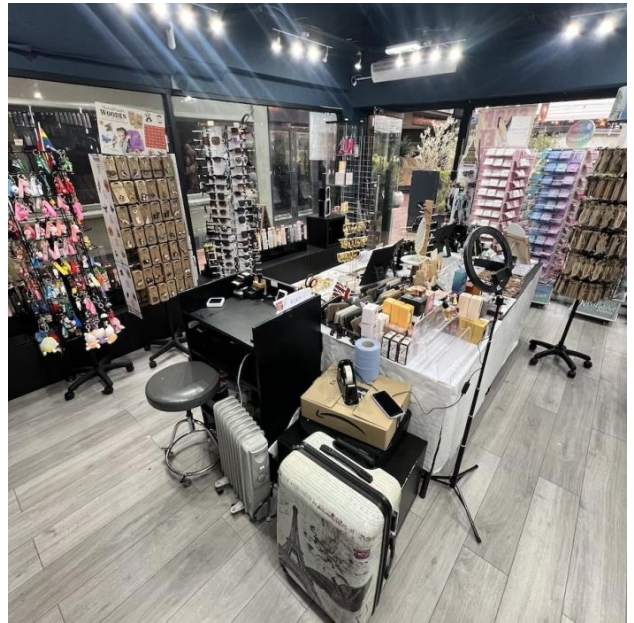
## Legal & Professional Costs

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

## Viewing Arrangements

Strictly via prior appointment through Joint Sole Agents Graves Jenkins (t: 01273 701070) and Graves Son & Pilcher (t: 01273 321123)







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