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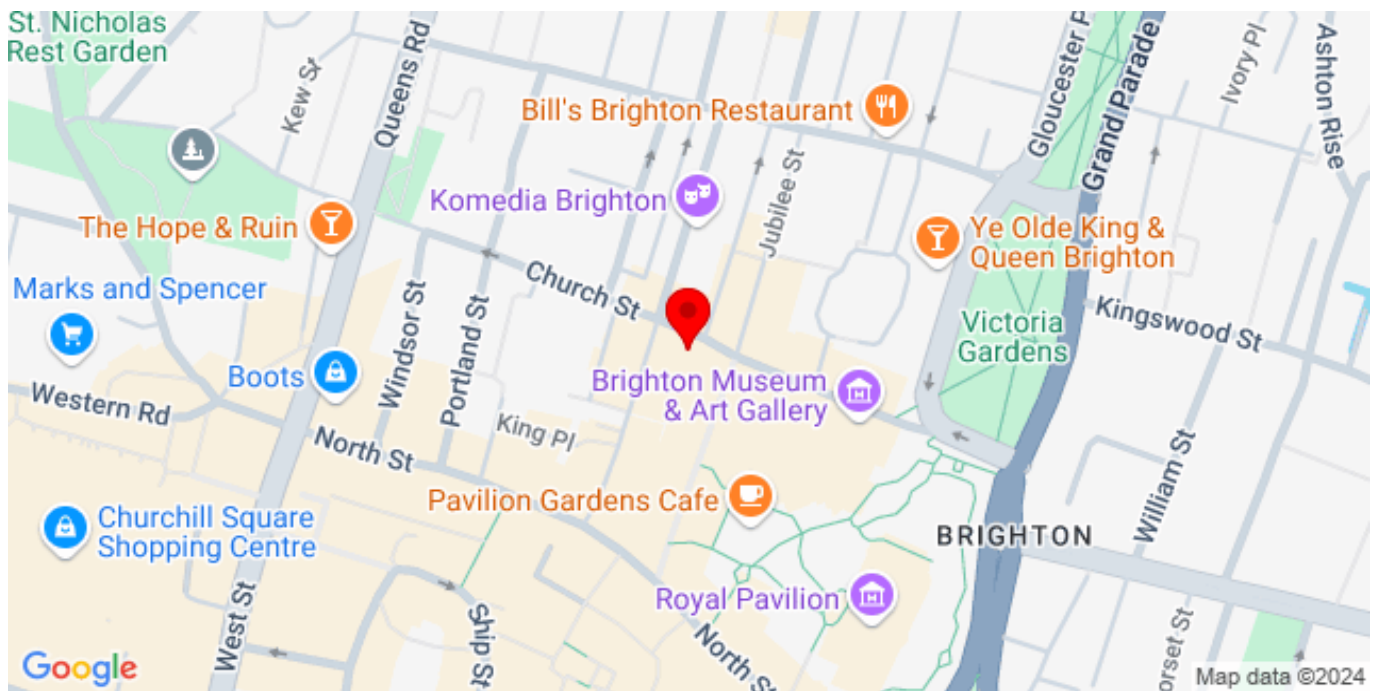
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3 Church Street, Brighton, BN1 1UJ

TO LET: HIGH PROFILE RETAIL OPPORTUNITY ON BUSY THOROUGHFARE

LOCATION



Regent House is positioned on Church Street in the heart of Brighton, this prime location sits between the bustling New Road and Bond Street, an area renowned for its eclectic mix of independent boutiques, vintage shops, and trendy cafes alongside high-quality office accommodations. This established professional hub features a mix of local traders and nationally recognised operators such as Five Guys, Tesco Express, Yo Sushi, Cote, Franco Manca, and many more.

Situated in the vibrant trading area of the North Laine, it sits adjacent to the newly refurbished and historic Dome and Corn Exchange building. It is also close to the Theatre Royal and just a short walk from the magnificent Royal Pavilion and its gardens.

Brighton Mainline Station is a mere 10-minute walk to the north, while Brighton Pier and the Seafront are just a 10-minute walk to the south. Additionally, an NCP multi-storey car park is conveniently located only 100 meters away on Church Street to the west.

Description

Nestled on the bustling Church Street, between the pedestrianised New Road and the eclectic Bond Street, this established shop offers a unique leasing opportunity within a historically significant Grade II listed building constructed in 1808. This property was once home to Dockerills, England's oldest family business, which began trading in 1915 and has been an integral part of the North Laine community since the mid-70s.

Featuring an attractive display frontage, the self-contained property boasts an open-plan ground floor trading area, and a rear staircase, soon to be installed by the landlord, will lead to convenient first-floor accommodation.

Key Features

- Grade II listed building
- Double-fronted
- Prominent retail destination
- New lease - flexible terms

Accommodation

Self-contained property with open plan ground floor and first-floor accommodation arranged as follows:

Ground Floor - 848 sq ft (78.8 m²)

- Internal Width (max): 24' 8"
- Internal Depth (max): 35' 2"

Rear staircase leading to:

First Floor - 736 sq ft (68.4 m²)

- Internal Width (max): 23' 8"
- Internal Depth (max): 32' 7"

Total Accommodation (NIA): 1,584 sq ft (147.2 m²)

Lease

A new lease is available on flexible leasing terms.

Guide Rent - £52,500 per annum, exclusive.

Rent Review

By negotiation.



Repairing Liability

Effective Full Repairing & Insuring.

Business Rates

To be reassessed.

VAT

VAT will not be payable on the terms quoted.

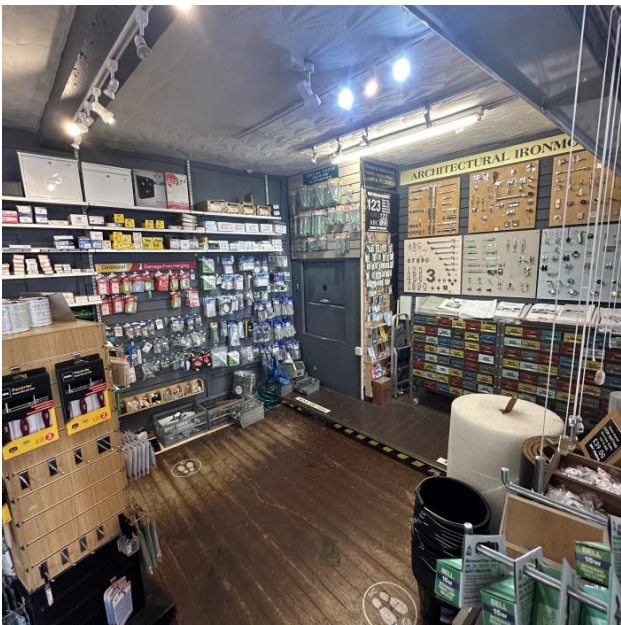
Legal Fees

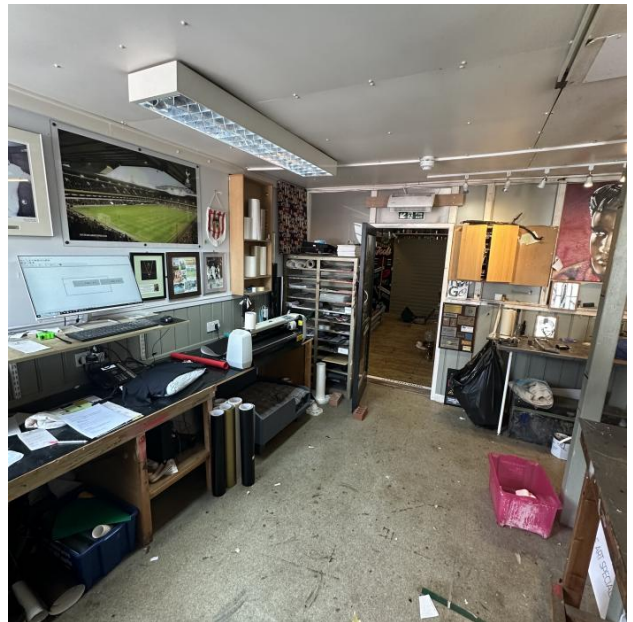
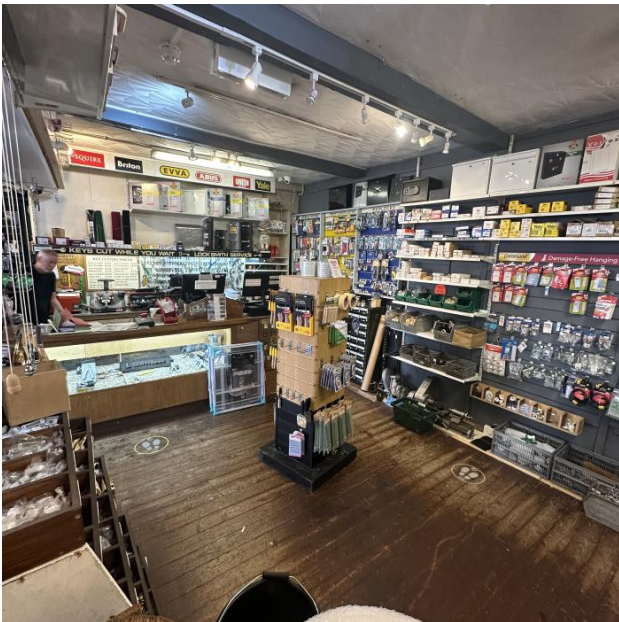
Each party is to pay their own legal fees incurred.

Viewing Arrangements

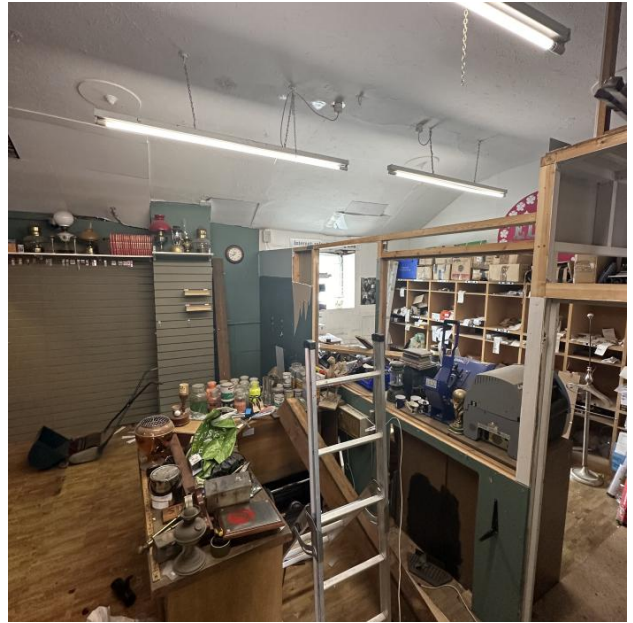
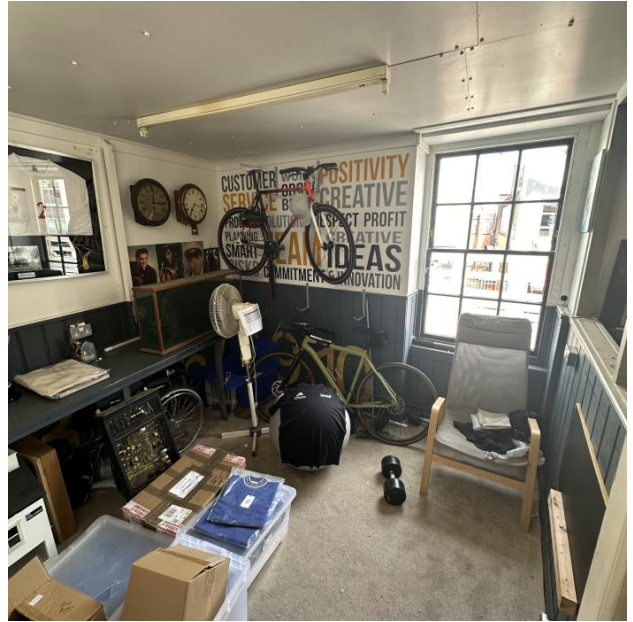
Strictly via prior appointment through Joint Agents Graves Jenkins (t: 01273 701070) and Eightfold Property (t: 01273 672999).

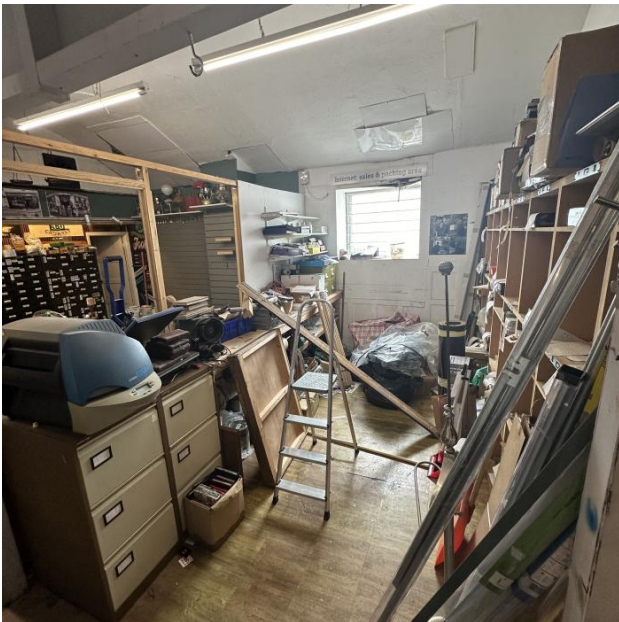














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