



16-19 East Street

Brighton, BN1 1HP

**TO LET - Prime City Centre
Retail Building
Rental £125,000 PAX**

3,260 sq ft
(302.86 sq m)

- Potential Restaurant Use
- Double Aspect frontage
- Available from Feb 25

16-19 East Street, Brighton, BN1 1HP

Summary

Available Size	3,260 sq ft
Rent	£10,416.66 per month
Rates Payable	£59,713.84 per annum To be reassessed following separation of 2nd/ 3rd floors
Rateable Value	£109,366
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (30)

Description

The property comprises of lower ground floor, ground floor & first floor space with dual aspect frontage facing both East St & Bartholomews to the west, offering a versatile space for an occupier, the floor plates are open plan with each floor having lift access.

Consideration would be given to letting just the LGF & GF space.

Location

East Street is part of the famous Lanes of Brighton, with a vibrant mixture of national and independent retailers and restaurants. The area is popular with a number of premium brands, including Hugo Boss, All Saints, Jones, Dishoom, Castle Fine Art & Mac. It is an attractive and busy footfall destination, connecting the main central shopping area with the seafront promenade, Brighton Pier and Brighton I360 attractions.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	1,545	143.54
Ground	1,715	159.33
Total	3,260	302.87

Viewings

Viewings can be arranged via Landlords Sole Agents - Newlands Property

Terms

The property is available on an new FRI lease with terms to be agreed, rental £125,000pax. Available from 1st February 2025.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.



Viewing & Further Information



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