



**48-49 East Street**

Brighton, BN1 1HN

**TO LET - City Centre Prime  
Retail Space  
Rental £160,000 PAX**

**2,695 sq ft**  
(250.37 sq m)

- New Lease
- Prime City Centre Location
- Available December 25

# 48-49 East Street, Brighton, BN1 1HN

## Summary

Available Size	2,695 sq ft
Rent	£13,333.33 per month
Rates Payable	£76,035 per annum
Rateable Value	£137,000
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (86)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,543	143.35
Lower Ground	1,152	107.02
Total	2,695	250.37

## Description

Double fronted retail unit arranged over ground floor & basement with excellent frontage/ window display area. The ground floor area is arranged as mostly open plan retail, consideration would be given to splitting into 2x units with unit 48 retaining the basement area.

Unit 48 would be arranged to comprise 594 sq ft at GF with basement of 636sq ft (if split)  
Unit 49 would have a GF area of 661 sq ft.

## Location

Located within a highly prominent & prime position on East Street, Brighton with high level of footfall and passing trade. Recent additions to the area include Nobody's Child & Charlotte Tilbury along with other nearby occupiers including Castle Fine Art, Hugo Boss, Mac.

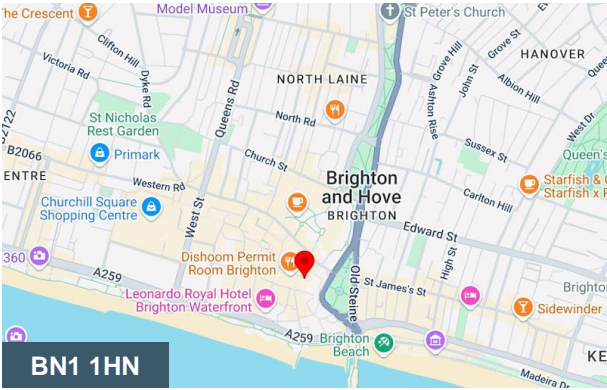
## Viewings

Viewings can be arranged via Landlords Agent - Newlands Property.

## Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a rent at £160,000 per annum exclusive of rates, building insurance, service charge & all other outgoings.

Alternatively the landlord will consider splitting the space into 2 with unit 48 at a rent of £72,500 & unit 49 at a rent of £92,500 per annum exclusive of rates, VAT & all other outgoings. The property will be available from December 2025 following expiry of the current lease.



## Viewing & Further Information



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