



7-8 Union Street

Brighton, BN1 1HA

TO LET - Class E Unit
Rental £70,000 PAX

2,150 sq ft
(199.74 sq m)

- New Lease
- Available Now
- City Centre Location

7-8 Union Street, Brighton, BN1 1HA

Summary

Available Size	2,150 sq ft
Rent	£5,833.33 per month
Rates Payable	£34,181.50 per annum
Rateable Value	£68,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (36)

Description

The property has an excellent window area, with double frontage and security shutter fitted to whole. The ground floor is split level with front ground floor retail rear retail space down steps, with W.C and kitchenette / staff area and additional extensive basement storage area.

Location

Located on the North side of Union Street just off Ship Street, the property is located within the famous Brighton Lanes, nearby occupiers include Patty & Bun, Flat Iron, The Ivy & Ivy Asia along with a host of independent retailers and operators.

Accommodation

The accommodation comprises the following areas:

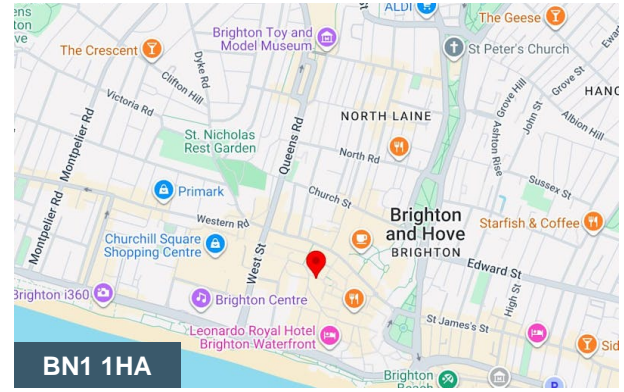
Name	sq ft	sq m
Ground	1,500	139.35
Basement	650	60.39
Total	2,150	199.74

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, with asking rental of £70,000 PAX.



Viewing & Further Information



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+LP Location Map

Scale in Metres 1:1250



8 Union Street
Brighton
BN1 1HA

Site Address

Client Name Imari Properties

Client Name

25-B145-1

drg. no.

revision.

date Jan 2025

scale as shown@A4

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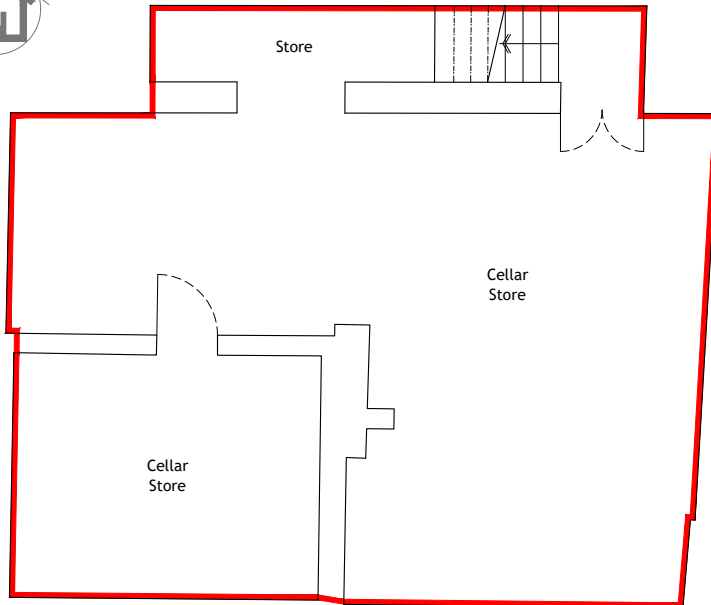
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Drawings not for construction.

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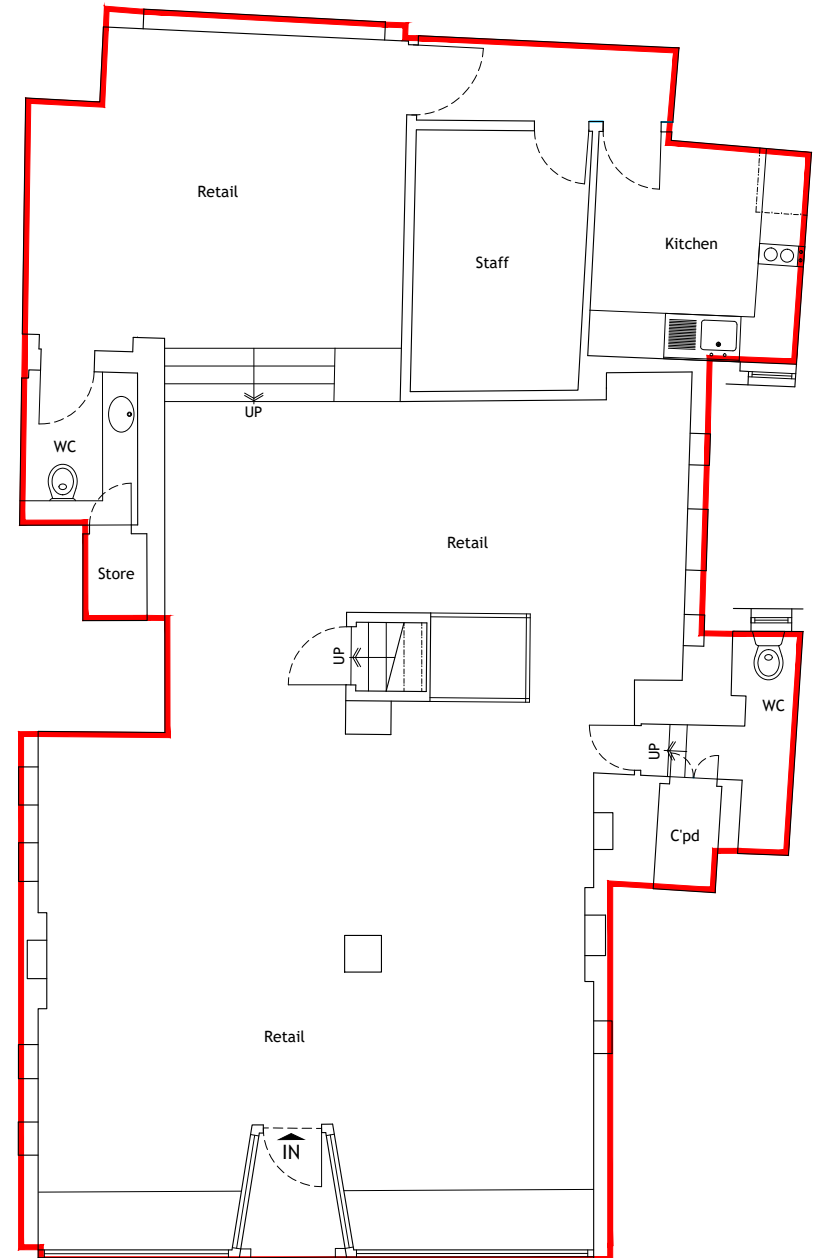
Lease Plan



Scale in Metres 1:100



-01 Basement Plan



+00 Ground Floor Plan