NEWLANDS
PROPERTY

To Let



37 London Road

Brighton, BN1 4JB

TO LET - Class E Retail Premises
Rental £75,000 PAX

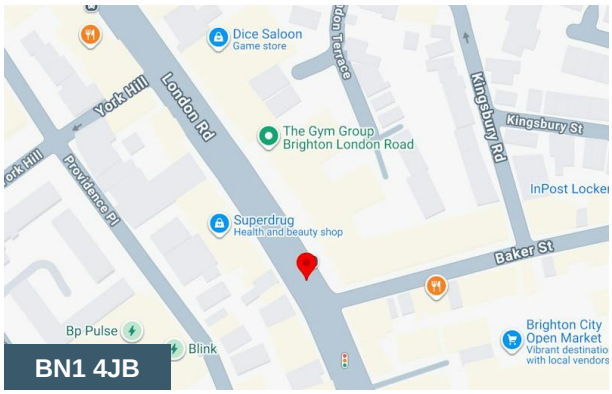
- New Lease
- High Footfall
- Excellent Frontage

2,879 sq ft
(267.47 sq m)

37 London Road, Brighton, BN1 4JB

Summary

Available Size	2,879 sq ft
Rent	£6,250 per month
Rates Payable	£23,587.50 per annum
Rateable Value	£42,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (38)







Description

The property is arranged over ground floor, with a raised mezzanine level for additional trading space along with basement, providing a substantial open-plan retail area with ancillary kitchen, office and
storage accommodation.

Suitable for a range of occupiers within Class E, (Subject to any necessary consents)

Location

The property occupies a prominent position on the west side of London Road, a busy mixed-use commercial thoroughfares, excellent footfall and passing trade, public transport links and an established mix of national and independent occupiers.

The premises benefits from good sized frontage, with additional rear access from Providence Place for loading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	359	33.35
Ground	1,863	173.08
Mezzanine - Mezzanine - Rear Trading Area and Office	657	61.04
Total	**2,879**	**267.47**

Viewings

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

Terms

Available on a new FRI lease with terms to be agreed, asking rental £75,000pax

Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

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Energy performance certificate (EPC)

37 London Road BRIGHTON BN1 4JB	Energy rating **B**	Valid until:	**3 August 2036**
		Certificate number:	**7005-2236-2002-0173-2902**

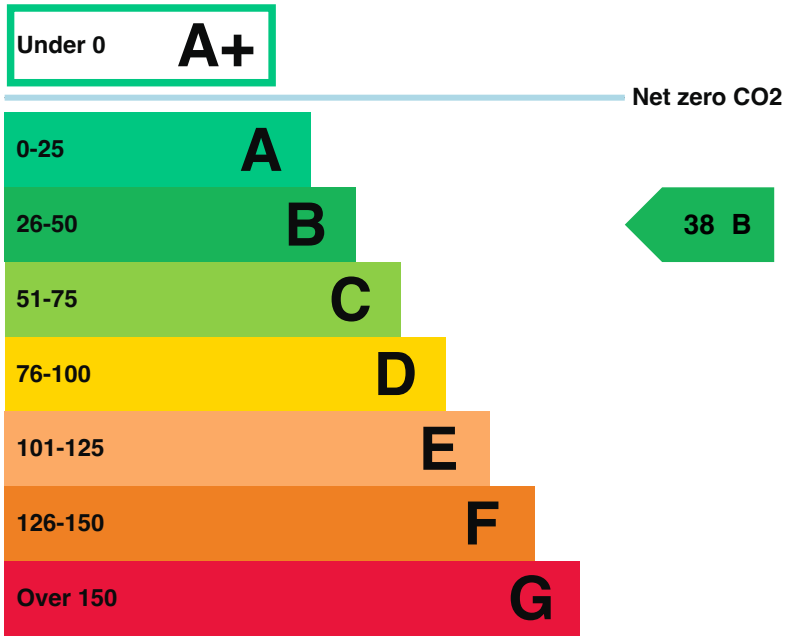
Property type	Retail/Financial and Professional Services
Total floor area	275 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	11.12
Primary energy use (kWh/m2 per year)	122

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/7220-7232-0149-0002-0653).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Becky Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Performance Projects
Employer address	Flat 2 Van Alen Building 24-30 Marine Parade Brighton BN2 1WP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 July 2026
Date of certificate	4 August 2026