



6 Trafalgar Street  
Brighton BN1 4EQ

**TO LET**

## NORTH LAINE RESTAURANT

75.9 SQ M (817 SQ FT)

### Key Features:

- Arranged over ground and lower ground floors
- Fitted extraction
- No premium
- Available in January 2026
- New lease available
- Rent £16,000 per annum





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## Location

The property is situated in the popular and highly sought after North Laine area of Brighton and occupies a position near to Sydney Street which is one of the primary retailing thoroughfares.

The North Laine comprises a variety of independent and specialist retailers.

## Accommodation

The self-contained restaurant is arranged on the ground and lower ground floors and has the following approximate NIA:

	Sq Ft	Sq M
Ground Floor	433	40.22
Lower Ground Floor	384	35.68
<b>Total</b>	<b>817</b>	<b>75.90</b>

## EPC

TBC

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## 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 commencing rent of £16,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## Business Rates/Council Tax

Rateable Value (2023): £9,700.

## VAT

Rents and prices are quoted exclusive but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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01273 727070

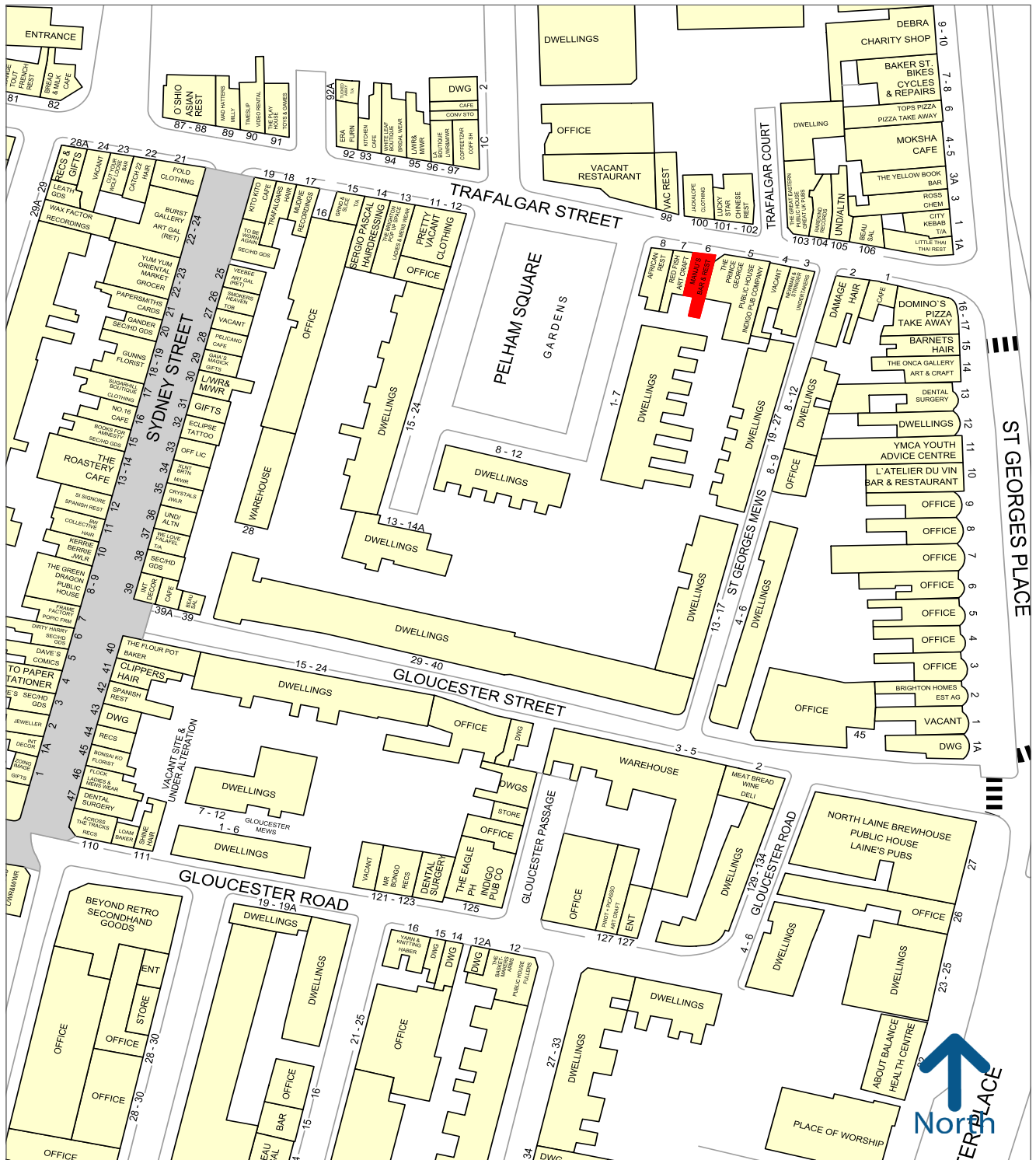
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50 metres

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