



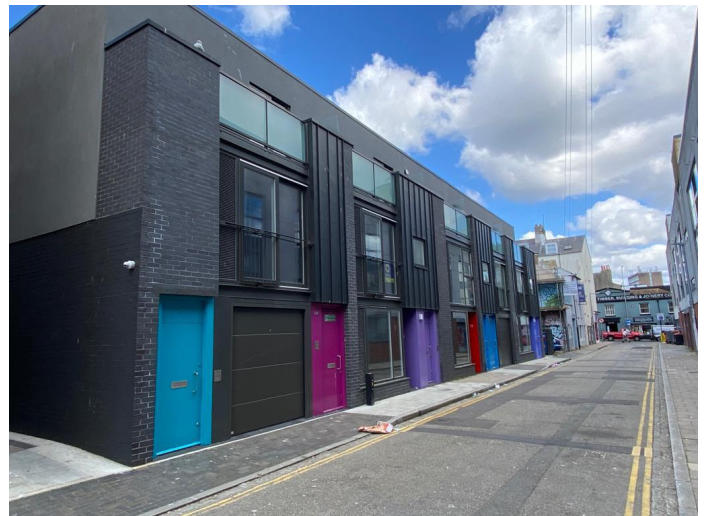
18 Regent Street
Brighton, East Sussex, BN1 1UL

TO LET

Ground Floor Retail / Office Premises
343 sqft / 31.86 sqm

Key Features:

- Popular location in the North Laine district of Brighton
- Newly constructed and attractively designed building
- Full repairing & insuring lease to 9 September 2030
- Passing rent of £10,000 pa with a fixed increase to £11,315 pa from 10.09.2025
- Immediately available





18 Regent Street
Brighton, East Sussex, BN1 1UL

Location

The property is situated on the western side of Regent Street in the popular North Laine district of Brighton. The North Laine is a popular mixed use area with the predominant uses being retail, office, leisure and residential.

Description

The unit is arranged as a self-contained ground floor commercial unit with kitchen, WC and a separate bike / electrical room.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	343	31.86
Total	343	31.86

EPC

We understand the property has an EPC rating of A (14)

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 lease assignment. The lease is for a term of 10 years from September 2020 at a rent of £10,000 per annum exclusive with an automatic increase to £11,315 at the 5 year review.

Business Rates

Rateable Value (2023): £8,500

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.

1 September 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Aaron Lees
a.lees@flude.com
01273 740387
www.flude.com



Flude
PROPERTY CONSULTANTS

