



TO LET

**27-31 London Road
Brighton BN1 4JB**



Key Features

- Ground and lower ground floor trading areas
- Separate rear loading area via Providence Place
- Major thoroughfare with high levels of footfall
- Nearby occupiers include Nandos, Costa, Greggs, KFC and Superdrug
- Could be split into two separate units
- Rent: £165,000 per annum

Location

The property is prominently located on the Western side of London Road, which is a main arterial route in and out of the city. This is a short walk from the main city centre and an area that was named by Time Out in September 2025 as one of the '7 coolest neighbourhoods in the UK 2025'.

Nearby national retailers include Co-op, Nando's, Costa, Greggs, KFC and Superdrug. There are a host of other independent cafes and retailers as well as the Open Market which is located directly opposite.

There are two car parks located nearby and it is located on numerous bus routes.

Description & Accommodation

The property is a substantial mid terrace art deco building with prominent street frontage.

The upper floors occupied by PureGym and the ground and lower ground floors offer an open plan trading area. There is a loading point to the rear located in Providence Place.

The landlord will consider splitting the premises into two separate units.

The property has the following approximate Net internal areas:

	Sq Ft	Sq M
Ground Floor	7,360	683.77
Lower Ground Floor	7,371	684.79
TOTAL	14,731	1,368.55

EPC

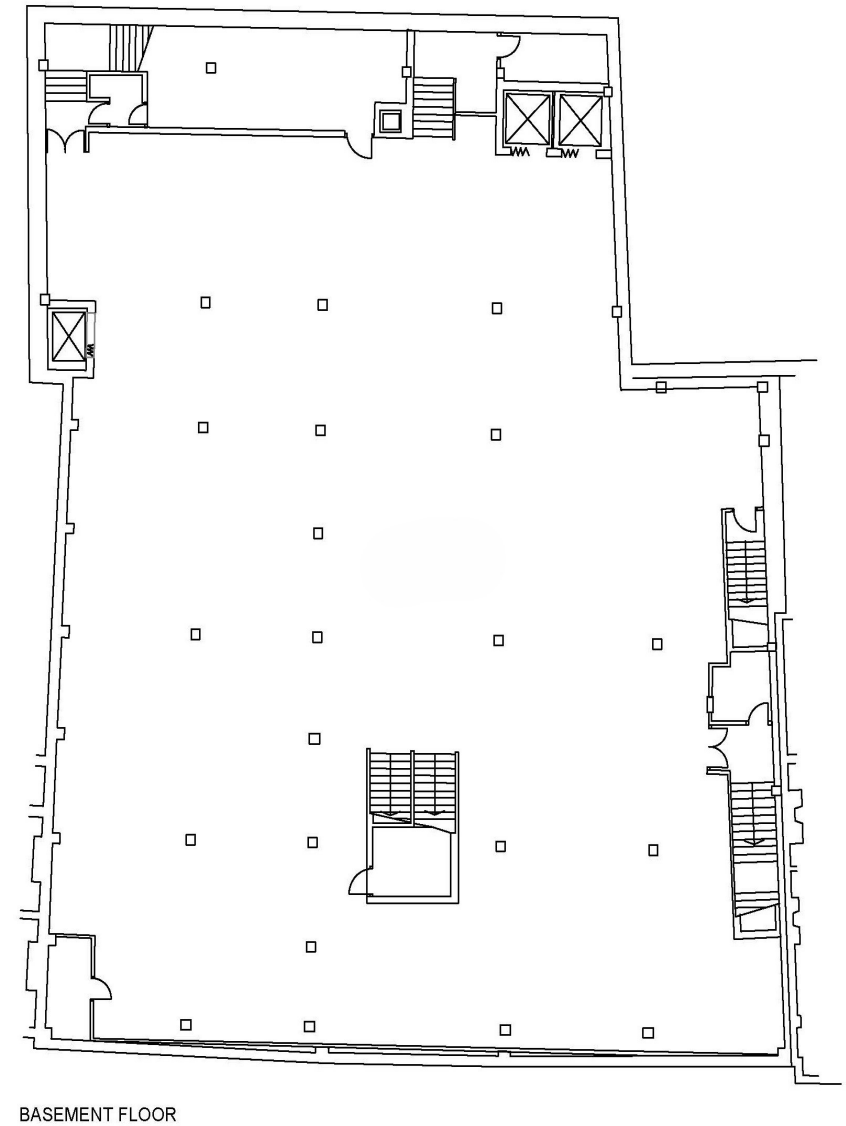
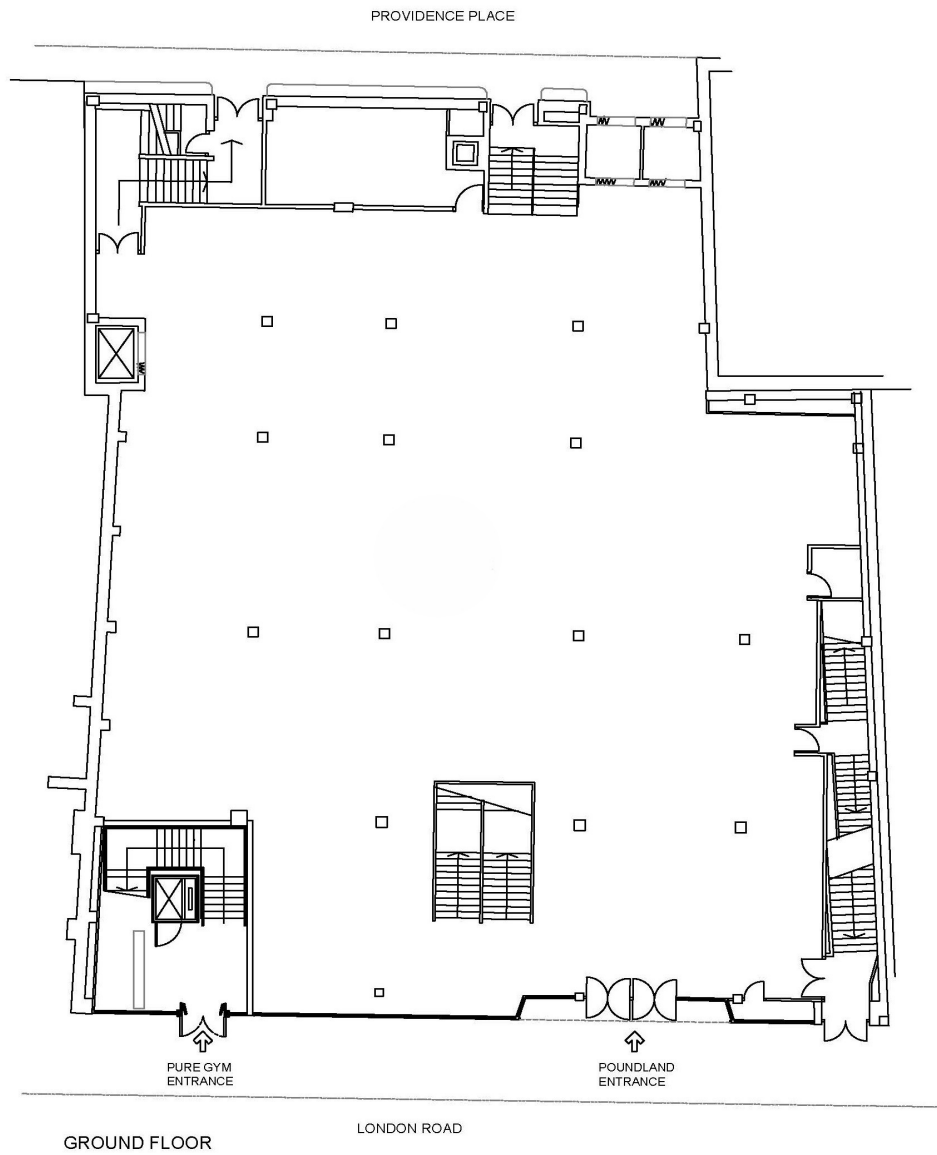
We understand the property has an EPC rating of B.

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.



27-31 London Road
Brighton BN1 4JB





27-31 London Road
Brighton BN1 4JB

Terms

Offered by way of a new lease with a passing rent of £165,000 per annum, exclusive.

Business Rates

Rateable Value (2023): £135,000

VAT & Legal Fees

Rents and prices are quoted exclusive of VAT. We are advised the property is subject to VAT.

Each party to bear their own legal costs incurred.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 727070

www.flude.com

Chris Tippetts
chris.tippetts@molyrose.co.uk
020 7182 1896 / 07831 244497



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.

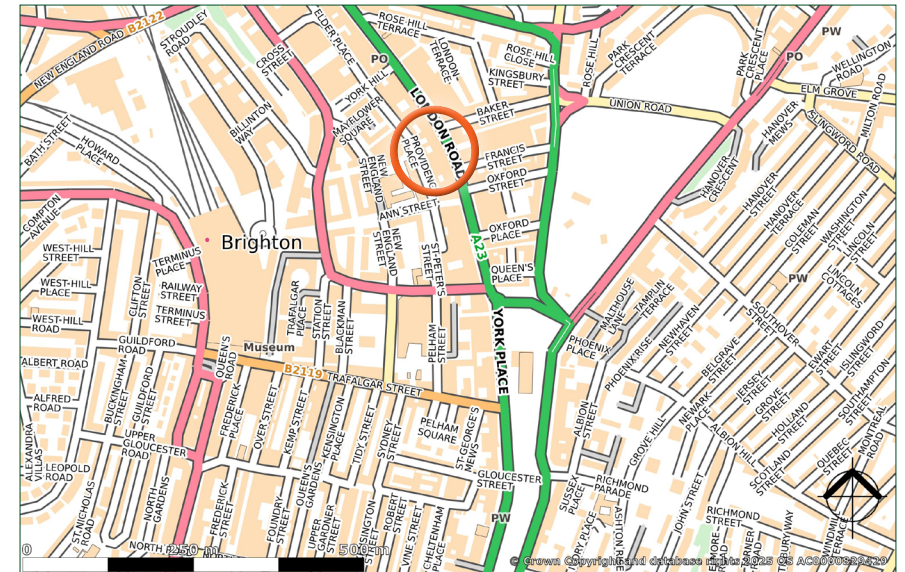
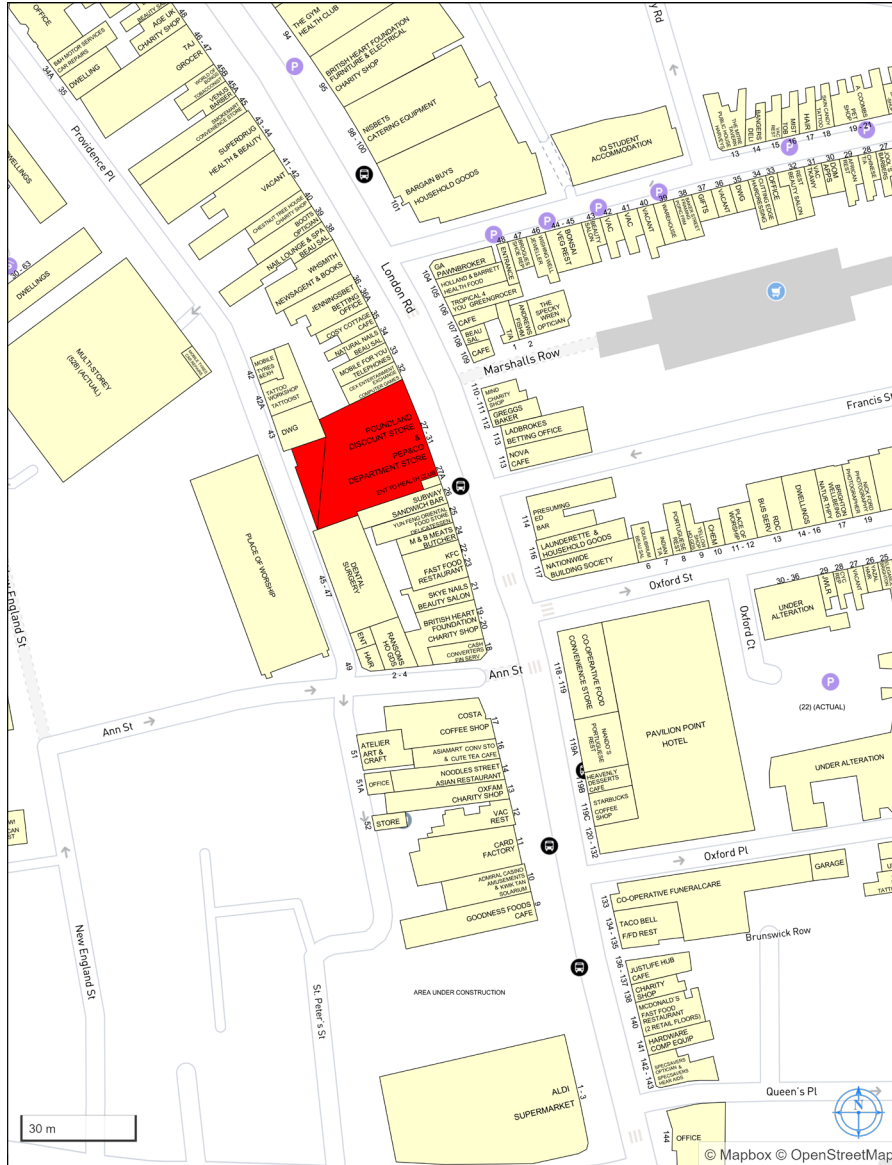
Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect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





27-31 London Road
Brighton BN1 4JB



Copyright and confidentiality © 2025 Experian. All rights reserved.
© Crown Copyright and database rights 2025 AC0000807366

Experian Goad Plan Created: 25/06/2025
For more information on our products and services:
www.experian.co.uk/business-products/goad
salesG@uk.experian.com