



7 Fenchurch Walk  
Brighton, East Sussex, BN1 4GX

**TO LET**

Class E Premises  
Sales Area: 840 sq ft

### Key Features:

- Situated on busy pedestrian thoroughfare
- Local occupiers include Sainsbury's and Kantonya Japanese Supermarket
- Prominent location near Brighton Station and city centre
- Modern unit with open plan retail space
- Suitable for commercial kitchen usage
- Rent £17,000 pax
- New effectively FRI lease available
- Area for outside seating





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## Location

Brighton and Hove is a vibrant and well connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional, and financial sectors.

Fenchurch Walk forms part of a busy pedestrian thoroughfare between Brighton Station and London Road, two active locations within the city. The property is situated in New England Quarter, a bustling mixed use development that houses many local residents. Local occupiers include Sainsbury's and Kantanya.

## Description

The premises forms the ground floor of a modern, mixed-use development block and enjoys a prominent corner position. Internally, the premises comprises an open plan sales area with ancillary space, kitchen area and WC. There is an external area for outside seating.

## Accommodation

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

Area	Sq Ft	Sq M
Ground floor	840	78.04
Total	840	78.04

## EPC

We understand the property has an EPC rating of B (35) (expiry date - 20/07/2032).

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.

24 December 2025

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £17,000 per annum exclusive.

The tenancy is subject to a service charge.

## Business Rates

Current (2023) and future (2026) Rateable Value: £25,000

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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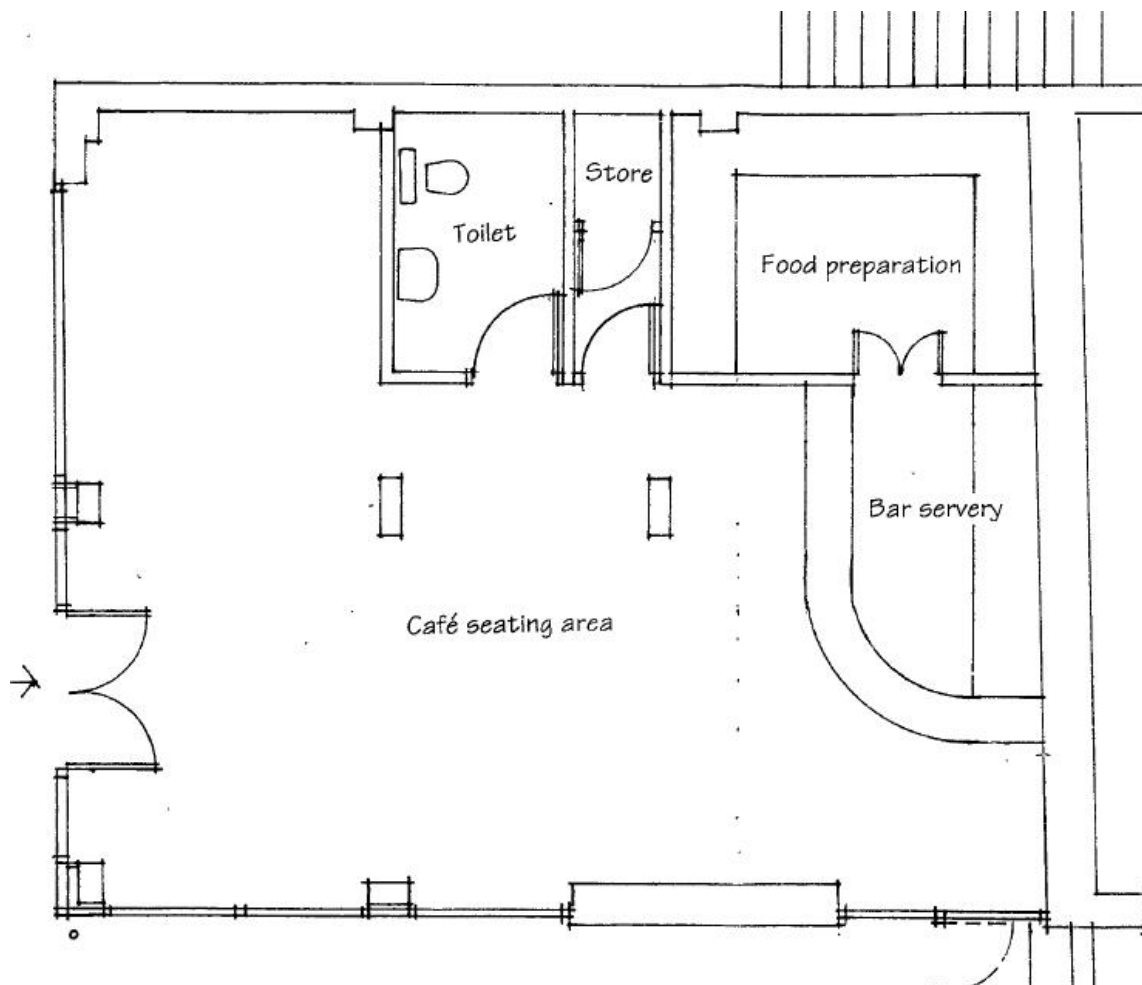
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## Floor Plan



For identification purposes only.