



49 West Street
Brighton, East Sussex, BN1 2RA

TO LET

Central Brighton Class E Retail Premises Total NIA - 860 Sq Ft

Key Features:

- Located in prime city centre position at the northern end of West Street and is only a short walk to Churchill square shopping centre
- Situated in a high footfall area
- Within walking distance of Churchill Square Shopping Centre, Brighton Station and Brighton Seafront
- Open plan premises
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- No Premium
- New FRI lease, available April 2026
- Rent £55,000 per annum
- Nearby occupiers include ITSU, Waterstones, Tortilla, Popeyes and Boots





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Location

The property is located in a prime city centre position at the northern end of West Street and is only a short walk to Churchill square shopping centre. West Street is the main route to the seafront promenade and leading up to Queens Road and Brighton train station. Nearby occupiers include ITSU, Waterstones, Tortilla, Popeyes and Boots.

Description

The subject property comprises a ground floor retail unit providing an open-plan sales area, with a WC located to the rear. The premises are suitable for a variety of uses falling within Use Class E.

Accommodation

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

Area	Sq Ft	Sq M
Ground floor	860	79.89
Total	0	0

EPC

We understand the property has an EPC rating of C - 69.

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 by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £55,000 per annum exclusive of rates, buildings insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2023): £46,250

Rateable Value (2026): £51,000

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.

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.

25 February 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com





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GOAD Map

| Brighton Central (Organisation)
Modified: 25-Feb-26 19:05:38 / Surveyed: 21-Aug-25



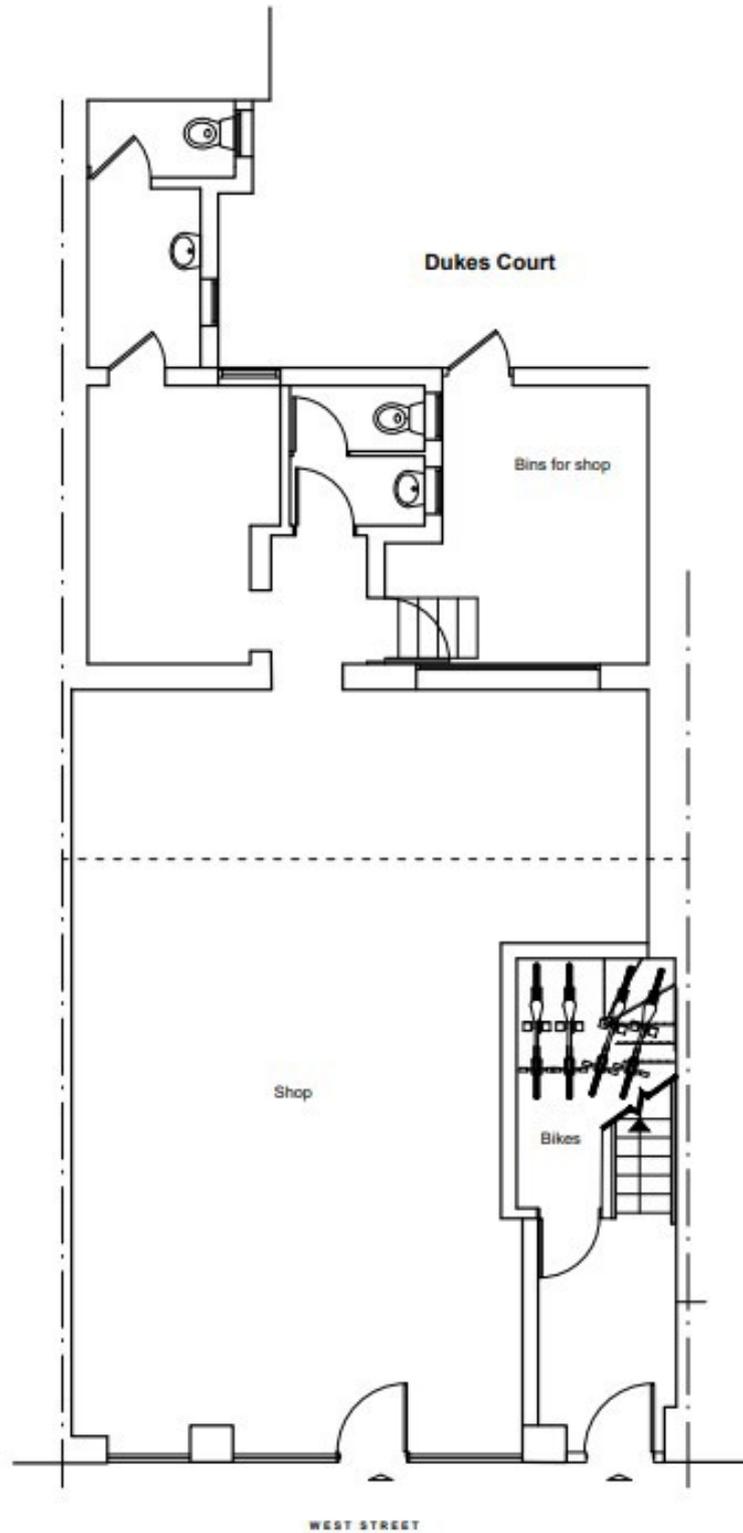
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Floor Plan



GROUND FLOOR PLAN
(Proposed)

For identification purposes only.