



98-100 London Road
Brighton, East Sussex, BN1 4JF

TO LET

Retail Unit With Double Frontage Ground Floor - 4,223 sq ft

Key Features:

- Brighton is one of the UK's most popular seaside destinations, attracting strong year-round footfall from tourists and day-trippers
- There are two car parks located nearby and it is located on numerous bus routes
- Major thoroughfare road with high levels of footfall
- Various split options available upon request
- Quoting £80,000 per annum exclusive
- Nearby national retailers include The Gym, Co-op, Nando's, Costa, Greggs, KFC, Superdrug and British Heart Foundation.
- There are a handful of independent cafes and retailers, as well as the Open Market a few doors down





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Location

The property occupies a prominent position on the eastern side of London Road, a principal arterial route in and out of the city. It is within a short walk of the main city centre and is situated in an area named by Time Out in September 2025 as one of the '7 Coolest Neighbourhoods in the UK'.

Nearby national occupiers include The Gym, Co-op, Nando's, Costa, Greggs, KFC, Superdrug and British Heart Foundation. The area also benefits from a strong mix of independent cafés and retailers, together with the Open Market located just a few doors away.

Two public car parks are situated nearby, and the property is well served by numerous bus routes. Brighton Station is approximately a 10 minutes walk away, providing excellent connectivity.

Description

The property comprises a double-fronted ground floor retail unit forming part of Abacus House, a prominent building comprehensively rebuilt behind a retained façade in 2014.

The accommodation provides clear, open-plan space and can be subdivided to suit a range of occupier requirements.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor	4,223	392.32
Total	4,000	371.6

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.

2 March 2026

Planning

We understand that the premises now benefit from Class E (Commercial, Business and Service) use under the Town and Country Planning (Use Classes) Order 2020.

Business Rates

Business Rates (Nov 2024): £62,000
Business Rates (April 2026): £70,500

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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GOAD Map

Brighton - London Road (Organisation)
Modified: 26-Feb-26 13:44:02 / Surveyed: 21-Aug-25



Experian Goad Plan Created: 26/02/2026



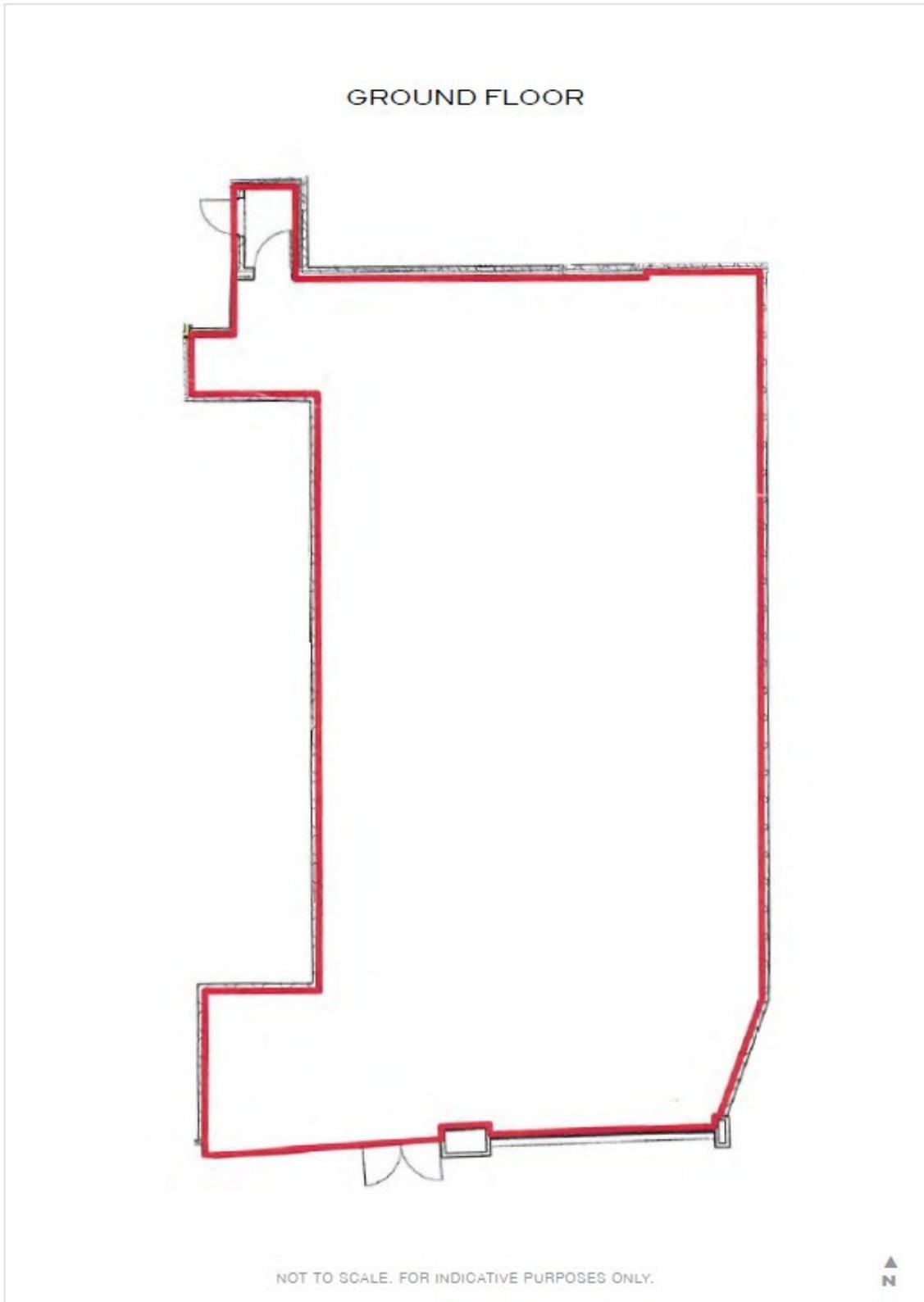
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Floor Plan



For identification purposes only.