



TO LET

52 East Street
Brighton, East Sussex, BN1 1HN



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Key Features

- Brighton and Hove is a vibrant and well connected city on the South Coast
- Prime retailing position on the southern side of East Street, one of Brighton's principal pedestrianised retail thoroughfares
- Open plan retail space
- Option to take the whole building subject to terms
- New FRI lease available
- Rent £110,000 pax
- Charlotte Tilbury, The White Company, Loake, Lush, Pret A Manger, French Connection, Free People and The White Company





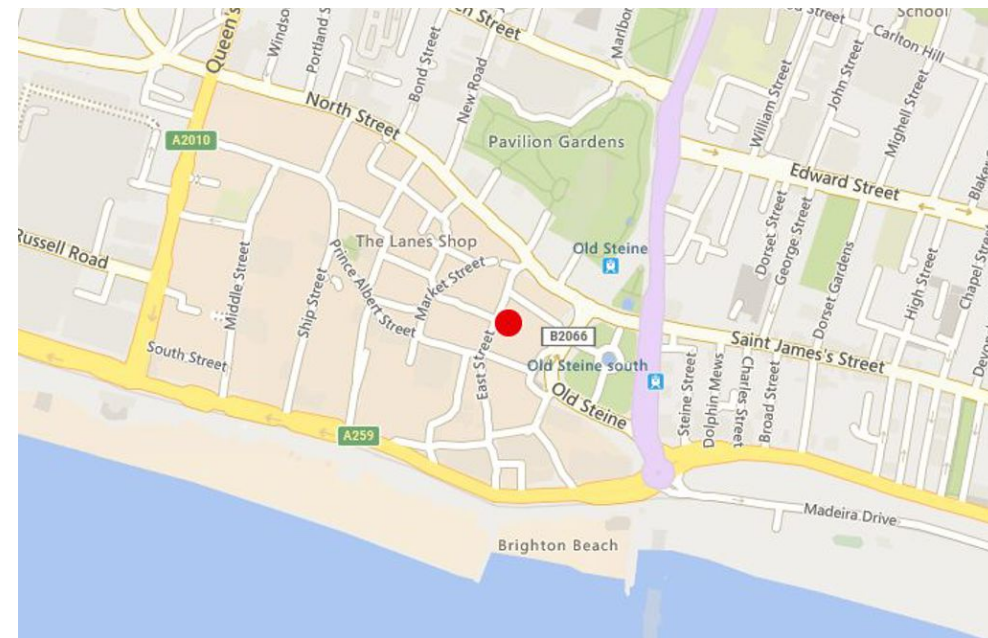
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Location & Situation

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.

The property is situated in a prime retailing position on the southern side of East Street, one of Brighton's principal pedestrianised retail thoroughfares linking the city centre with Brighton Seafront and The Lanes. East Street benefits from significant pedestrian footfall throughout the day and evening economy, driven by its proximity to Brighton Palace Pier, the beachfront, and the wider city centre retail and leisure offering.

Nearby occupiers include a strong mix of national, regional and independent operators including Charlotte Tilbury, The White Company, Loake, Lush, Pret A Manger, French Connection, Free People, The White Company together with a wide range of boutique retailers, cafés, restaurants and leisure operators associated with Brighton city centre.





Description & Accommodation

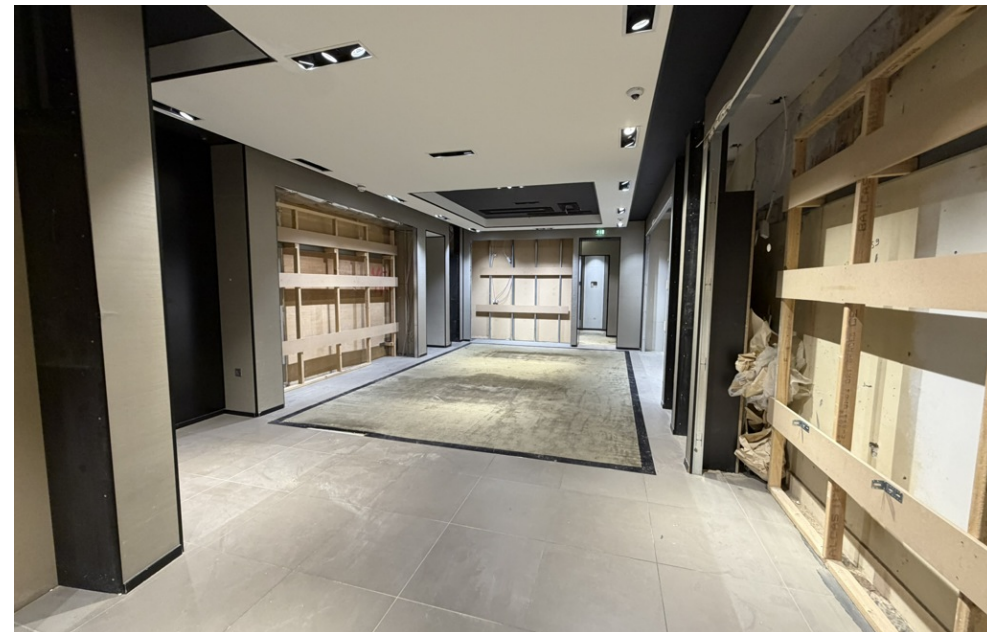
The property comprises a three-storey terraced building arranged over ground and upper floors, forming part of an attractive period property fronting East Street.

Internally, the accommodation currently provides an open-plan ground floor sales area, with additional sales space and ancillary accommodation at first floor level. The second floor comprises staff accommodation together with WC facilities.

However, the intention is to split the ground floor from the upper floors.

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

Area	Sq Ft	Sq M
Ground Floor Sales Area	1,231	114.36
Total	2,920	271.27





Rateable Value

To be reassessed.

EPC

We understand the property has an EPC rating of B (expiry date - 06/05/2031).

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.

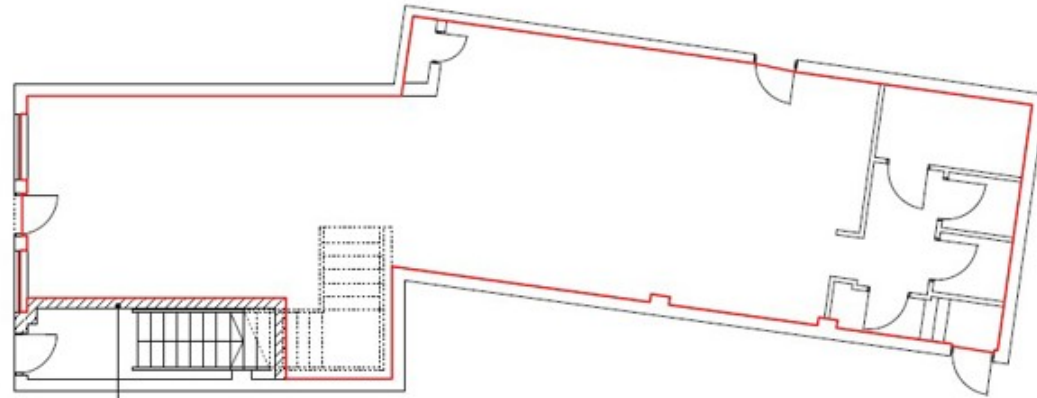




52 East Street Retail Unit Lease Plan

 Red line denotes lease demise boundary

NOTE: Drawings are indicative of the building layouts, for information purpose only.



FLOOR PLAN For identification purposes only.



GOAD PLAN For identification purposes only.



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Terms

The ground floor 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 £110,000 per annum exclusive.

Alternatively, there is potentially an option to take the whole building. Further details on request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.

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.



Further Information

Please contact the sole agents Flude Property Consultants:

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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.

9 June 2026

