Flude
PROPERTY CONSULTANTS

BRIGHTON CITY CENTRE
MIXED USE MULTI LET RETAIL & OFFICE INVESTMENT
POTENTIAL FOR ALTERNATIVE USES

FOR SALE

170 North Street
Brighton BN1 1EA

Investment Considerations

- Prime opportunity to acquire a prominent mixed-use investment in the heart of Brighton, one of the UK's most affluent and vibrant coastal cities.
- Strategically located on North Street, directly opposite The Lanes and adjacent to the recently redeveloped Hanningtons scheme, a landmark mixed-use destination comprising retail, leisure and residential accommodation.
- Excellent city centre position, with the property backing directly onto the Pavilion Gardens.
- Attractive period building offering character and strong long-term occupier appeal.
- Significant asset management and value-add opportunities, including refurbishment, reconfiguration and potential alternative use, subject to the necessary consents.
- Offers sought in the region of £1.5 million.
- A purchase at £1.5 million reflects an attractive Net Initial Yield of c. 8%, assuming the property is fully let and after allowing for standard purchaser's costs.


The Lanes car park
East Street
LANES
Ship Street
HANNINGTONS LANE
ROYAL PAVILION
North Street
170 North Street
Pavilion Gardens
Theatre Royal
Brighton Museum

Location

The subject property is located on the northern side of North Street, adjacent to Lloyds Bank and opposite the Hanningtons Brighton Scheme www.hanningtonsbrighton.com, a former department store sitting on 1.3 acres which has been extensively redeveloped to create a new 'Lane' to the rear as well as providing retail stores fronting North Street.

North Street is a popular location for leisure operators to include Wahaca, Smashburger and Bella Italia. Numerous other bars and restaurants are located immediately off North Street and The Lanes and North Laine areas.

The historic Brighton Pavilion, Pavilion Gardens and North Laine are situated immediately to the north.

Description

The property is of traditional brick construction with an attractive sandstone façade beneath a combination of pitched slate, flat and mansard roofs. It comprises a period mid-terrace building arranged over five storeys to the front (basement to third floor) and three storeys to the rear (basement to first floor).

The ground floor and basement are let to Cornish Bakehouse, providing a prominent retail unit fronting North Street.

The rear part of the ground floor, together with the first, second and third floors, provides self-contained office accommodation accessed independently from North Street. Ancillary storage is located within the basement.

Vehicular access is available to the rear of the property via Prince's Place, where there is a shared service area currently used for refuse storage.

Accommodation & Tenancies

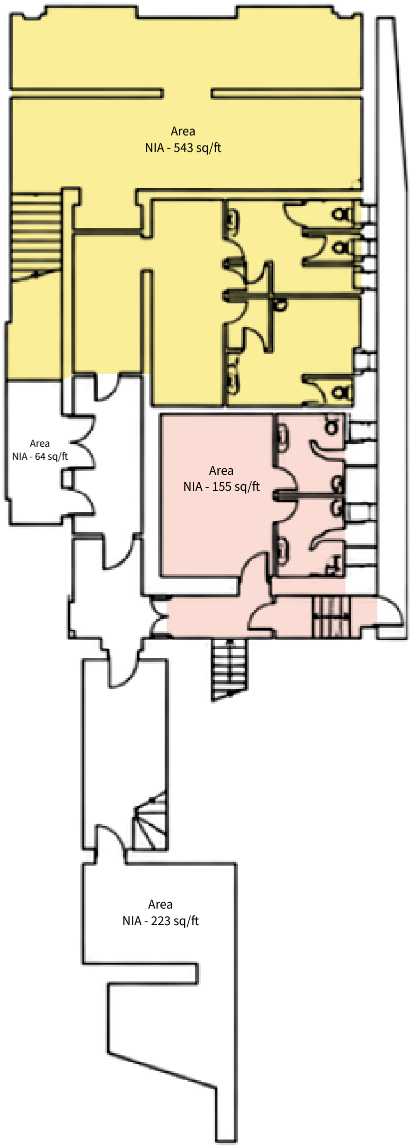
The property has been measured to provide approximate net internal areas and is let as shown below:

Floor	Tenant (Colour on floor plans on following page)	Sq Ft	ITZA (sq ft)	Agreed/ Passing Rent	Passing Rent/Sq ft	Lease Term	Start date	Next Review	Break Date	Lease Expiry	1954 Act
Ground & Part Lower Ground	Cornish Bakehouse	1,814	672	£43,000	£66.98	10 yrs	15/11/2025	**15/1/2030**	**15/1/2030**	**14/1/2035**	**Inside**
Ground Rear	The Intrepid Camera Co. Ltd.	1,341	-	£33,500	£16.89	8 yrs	**3/3/2026**	**3/3/2030**	**3/3/2030**	**2/3/2034**	**Outside**
Lower Ground Rear		643									
1st Front	Agincare Limited	1,053	-	£22,000[1]	£20.89	5 yrs	**30/10/2023**	**N/A**	**30/10/2026** [2]	**29/10/2028**	**Outside**
1st Rear	Josh Hammond	726	-	£10,000	£13.77	5 yrs	**24/4/2026**	**N/A**	**24/4/2028 24/4/2029 24/4/2030**	**23/4/2031**	**Outside**
2nd Floor	Vacant[3]	704	-	*£18,810*	*£15*						
3rd Floor		550									
Total		**6,831**		**£108,500 (£127,310 once vacant space is let)**							

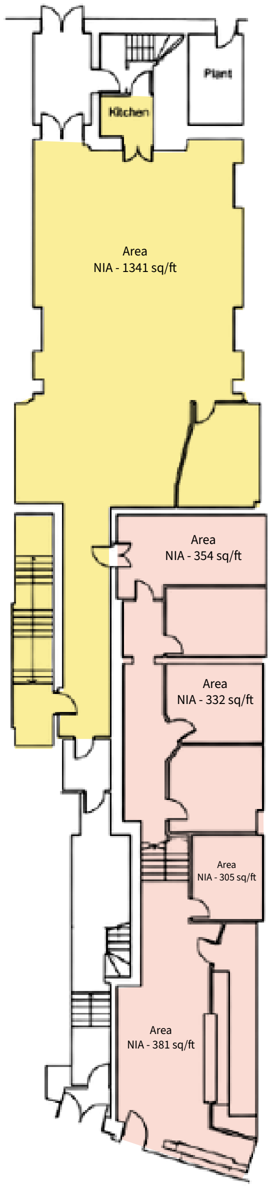
[1] Rising rent. £19,000 year 1; £20,000 year 2; £22.000 years 3, 4 & 5. 3 month rent deposit

[2] Agincare did not exercise their break in October 2026

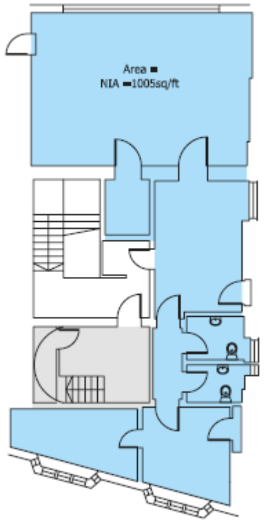
[3] 2nd & 3rd floors being marketed to let together at £18,810 per annum (£15/sq ft)



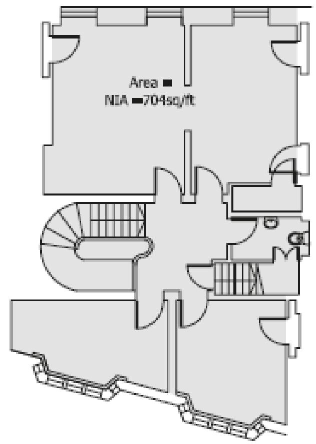
BASEMENT PLAN



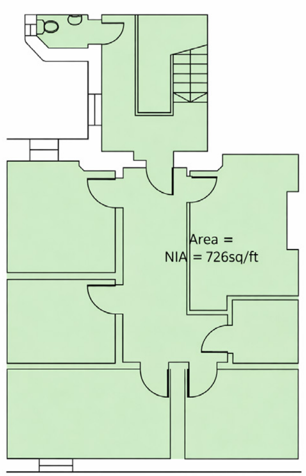
GROUND FLOOR PLAN



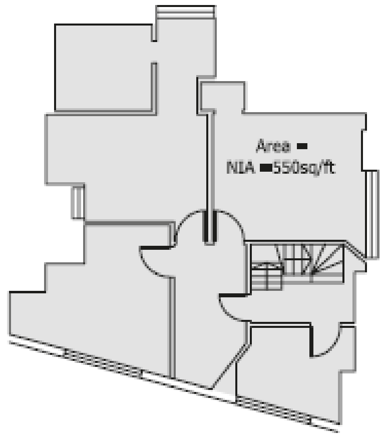
FIRST FLOOR PLAN (FRONT)



SECOND FLOOR PLAN



FIRST FLOOR PLAN (REAR)



THIRD FLOOR PLAN

Asset Management Potential

The property offers a number of opportunities to enhance income and capital value through proactive asset management, including:

Residential Conversion: Brighton continues to benefit from strong residential demand, driven in part by its popularity with London commuters. Capital values in the local market are understood to range from £550–£750 psf. Subject to planning, there is potential to convert (and potentially extend) the upper floors to residential use, creating significant value uplift.

Ground Floor Reconfiguration: There is an opportunity to combine the existing ground floor retail unit with the rear office accommodation to create a larger, more prominent commercial unit capable of accommodating a restaurant operator or larger-format retailer, thereby broadening occupier appeal and enhancing rental prospects.

Office Refurbishment: The office accommodation presents scope for refurbishment and repositioning, with targeted capital expenditure expected to improve specification and support higher rental values upon re-letting.

Terms

Offers are invited in the region of £1.5 million reflecting a net initial yield of 7.97%, assuming the property is fully let and after usual purchasers costs.

EPC Certificates

Available on request. Ratings range from Bs to Cs.

VAT & Legal Fees

The building is not VAT elected.

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.

Flude
PROPERTY CONSULTANTS

Viewings and Further Information

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Brighton Central (170 North Street)

Modified: 01-Jul-26 11:31:59 / Surveyed: 21-Aug-25

Experian Goad Plan Created: 01/07/2026

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com