



**65 EAST STREET BRIGHTON**  
**PRIME CENTRAL RETAIL / RESTAURANT**  
**OPPORTUNITY**

**SHW**

**MAKING**  
**PROPERTY**  
**WORK**

**SHW.CO.UK**

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## Description

The property comprises a large fronted retail unit providing predominantly open plan retail sales on the ground floor, with additional ancillary basement and rear yard area.



Train services to London every 15 minutes.



Student population of 32,000



Brighton receives 9.5 m day visitors each year

	SQ FT	SQ M
Ground floor sales	750	69.68
Basement	740	68.75
TOTAL	1,490	138.43





# Location

The property is situated in a prominent position fronting East Street one of the highest footfall areas in Brighton. East Street is renowned for its upper market fashion brands, high-quality restaurants and bars and is a must visit destination for shoppers.

The property sits near The South lanes, The New Hannington Development, Kempton and Brighton Beach.

Brighton is a prime retail destination with the ONS reporting a population of 277,000 residents in 2021. It remains the preferred shopping location for nearby affluent areas including Haywards Heath, Lewes and Shoreham by Sea.

There is a large student population of 32,000 with several large campuses in the area, all with regular transport links into the city.





50 metres

Experian Goad Plan Created: 17/04/2021  
Created By: Stiles Harold Williams

# Quoting Terms

## TENURE

A new effective full repairing and insuring lease by way of service charge.

## RENT

Terms to be agreed at a commencing rent of **£65,000 Per annum exclusive**, subject to rent reviews at the appropriate intervals.

## RATES

Effective April 2023 the Rateable Value of the property is £51,000.

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

Available upon request.





# CONTACT



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