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37 London Road, Brighton, BN1 4JB

TO LET: PROMINENT RETAIL / CLASS E OPPORTUNITY ON LONDON ROAD

LOCATION



Situated within a well-established mixed-use stretch of London Road, the property benefits from excellent accessibility, regular bus connections and a strong surrounding residential, student and commercial catchment. Brighton railway station is approximately 400 metres to the south, while London Road railway station is approximately 850 metres to the north.

The immediate area supports a diverse retail and leisure offer, with nearby occupiers including Costa Coffee, Savers, Starbucks and Subway, alongside a broad range of independent retailers, cafés, food operators and service businesses.

Brighton Open Market is also close by, providing a popular destination for independent traders, food operators and visitors.

Description:

The property occupies a prominent position on London Road, one of Brighton's principal mixed-use commercial thoroughfares, benefitting from strong pedestrian flow, excellent public transport links and an established mix of national and independent occupiers.

The accommodation is arranged over ground floor, raised mezzanine and basement levels, providing a substantial open-plan retail area with ancillary kitchen, office and storage accommodation. The premises benefit from prominent frontage and excellent visibility to London Road, together with additional rear access from Providence Place.

The property is considered suitable for a wide range of retail, leisure, showroom, fitness, food and service-led occupiers within Class E, subject to any necessary consents. The flexible layout, generous floor-to-ceiling heights and dual access make it well suited to occupiers seeking a prominent and adaptable commercial presence in a well-connected Brighton location.

Key Features:

- Prominent London Road Frontage
- Flexible Class E Accommodation
- Dual Access from London Road and Providence Place
- Open-Plan Ground-Floor Configuration

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQMB	Basement Storage	359	33.35	Ground Floor
Trading Area	1,863	173.08	Mezzanine Rear	Trading Area and		
Office	657	61.04	Total	2,879	267.47	

Rent:

£65,000 per annum

Terms:

A new lease is available on terms to be agreed at a guide rent of £65,000 per annum, exclusive.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Viewings:

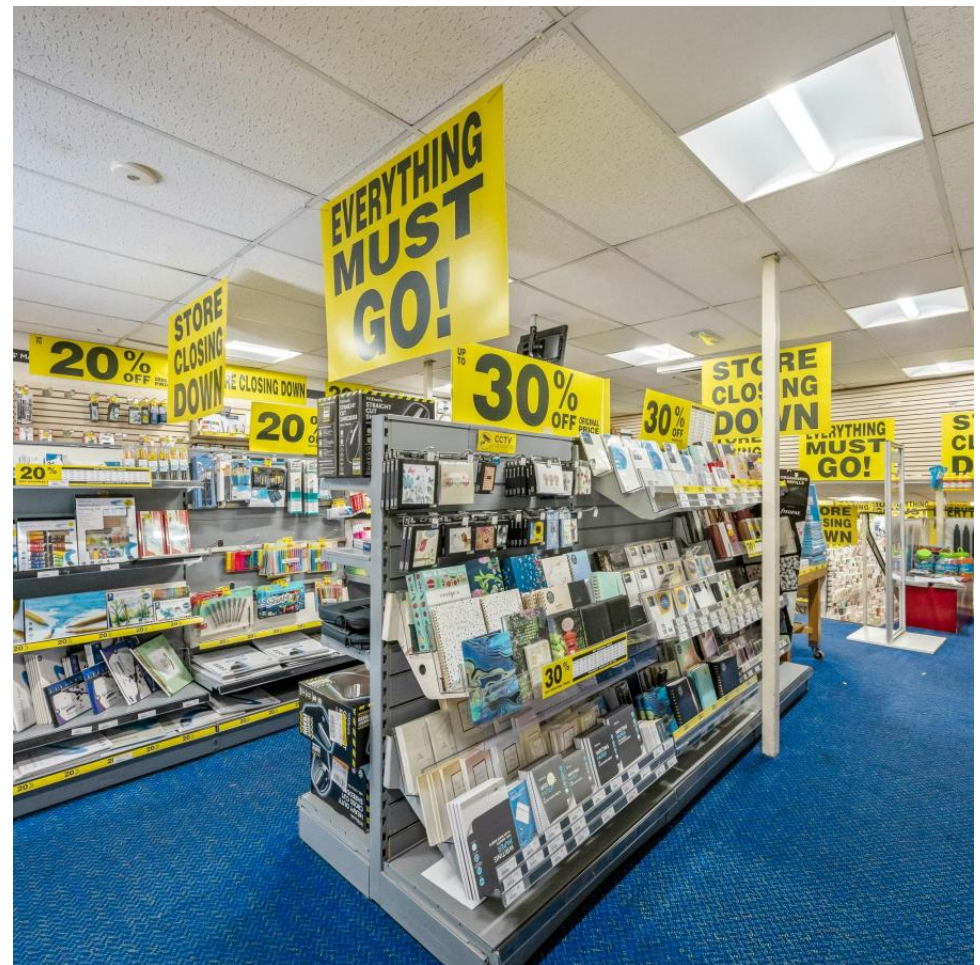
Strictly via prior appointment through Sole Agents Graves Jenkins (t: 01273 701070).



















GET IN TOUCH
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