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23 Brighton Square, Brighton, BN1 1HD  
TO LET: PROMINENT DOUBLE FRONTED RETAIL UNIT IN BRIGHTON  
SQUARE

# LOCATION

Situated within the heart of Brighton Square, 23 Brighton Square enjoys a prominent position in the city's most vibrant and high-footfall retail district, The Lanes. Surrounded by a diverse mix of independent boutiques, premium retailers, and popular eateries, the square offers a unique blend of character, charm, and commercial appeal.

Neighbouring occupiers include well-established brands such as Coppa Club, Donatello, Giggling Squid, Watches of Switzerland, Oliver Bonas, and Hotel Chocolat, ensuring strong daily footfall from both local shoppers and year-round tourists.

With close proximity to major attractions such as the Royal Pavilion, Brighton Palace Pier, and North Street, 23 Brighton Square presents a compelling opportunity for retailers seeking a highly visible and well-connected location in one of Brighton's most dynamic shopping environments.

## Description

A rare opportunity to secure a newly refurbished ground floor retail unit with double frontage on the busy pedestrianised thoroughfare of Brighton Place, at the entrance to the popular Brighton Square area of The Lanes.

This highly visible corner unit features a large display window, breakout area, and rear W/C facility, making it ideally suited to a variety of A1 (shops) users.

Offered with a new lease and no premium, the property presents an excellent opportunity for retailers looking to establish a presence in one of Brighton's most vibrant and well-trafficked retail destinations.

## Key Features

- Prominent Corner Unit with Double Frontage onto Brighton Place
- Refurbished Ground Floor Retail Premises
- Large Display Window, Breakout Area, and Rear W/C Facility
- Flexible Leasing Terms Available

## Accommodation

Ground Floor shop as follows;

- Gross Frontage - 34'
- Internal Width - 29'3' (max)
- Total Depth - 10'10 (max)

Ground Floor Trading Area - 368 sq ft (34.2 m<sup>2</sup>)

Rear Store Area - 19 sq ft (1.8 m<sup>2</sup>)

**Total Accommodation - 387 sq ft (36 m<sup>2</sup>)**

A refurbished retail premises, currently arranged as an open-plan unit featuring high-quality porcelain tiled flooring, a combination of spot and track lighting, and an extensive window display frontage offering excellent visibility. To the rear, the unit benefits from a separate W/C facility and a staff breakout area, providing added convenience for occupiers.

## Lease

A new lease is available on flexible terms.

23 Brighton Square: £25,000 per annum, exclusive.

## Rent Review

By way of negotiation.



## Repairing Liability

Effective Full Repairing and Insuring, by way of a Service Charge.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £19,000.00
- Rates Payable:
- Valid from 1 April 2023 to present

## VAT

VAT will be payable on the terms quoted.

## Legal & Professional Fees

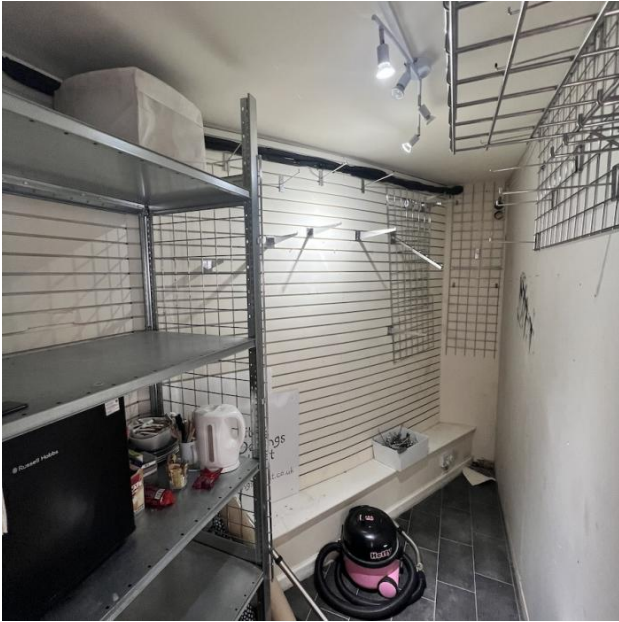
Each party is to pay their own legal and professional fees incurred.

## Viewing Arrangements

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









GET IN TOUCH  
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