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3 Brighton Square, Brighton, BN1 1HD

TO LET: PRIME RETAIL OPPORTUNITY IN BRIGHTON SQUARE – AVAILABLE NOW

# LOCATION

3 Brighton Square is situated in the heart of Brighton's iconic Lanes, a vibrant and well-established area renowned for its eclectic mix of independent boutiques, high-end retailers, and an array of restaurants and cafés. The location benefits from significant footfall throughout the day, attracting both tourists and local residents.

Brighton Square itself is a focal point within the Lanes, providing a unique trading environment surrounded by a diverse range of occupiers. Nearby operators include the nationally recognised Coppa Club, alongside esteemed names in Hannington Lane such as the Gingerman Group, Brass Monkey, Watches of Switzerland, Hotel Chocolat, Oliver Bonas, and Habitat. This sought-after location offers an excellent opportunity for businesses looking to establish a presence in one of Brighton's most popular and characterful retail and leisure destinations.

## Description

An excellent opportunity to secure this well-positioned retail unit in the highly sought-after Brighton Square, at the heart of The Lanes, Brighton. This vibrant location benefits from high levels of footfall throughout the day, attracting both tourists and local shoppers.

The unit is ready for immediate occupation and is available on flexible leasing terms. It features a prominent display window frontage, a self-contained WC facility, a dedicated kitchenette area, an electric security shutter, and an intruder alarm. Ideally suited to a variety of Class E users, this space offers an ideal setting for retail, café, office, or other commercial occupiers looking to establish a presence in one of Brighton's most dynamic and characterful trading areas.

## Key Features

- Prime location in Brighton Square, The Lanes
- Flexible leasing terms available
- Ready for immediate occupation
- Suitable for a variety of Class E uses

## Accommodation

The Ground Floor is arranged as follows:

- Internal Width Maximum: 15'3"
- Total Depth: 22'11"
- Floor-to-ceiling height: 9.9 ft (3 m)

**Total Accommodation (NIA): 300 sq ft (27.9 m<sup>2</sup>)**

To the rear of the unit, there is a self-contained WC facility and a dedicated kitchenette area.

## Lease

A new lease is offered for a term to be negotiated.

Guide Rent: £16,000 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: £-
- Rates Payable: £-
- Valid 1 April 2023 (current)

Business Rates are to be re-assessed.

## VAT

The property may be elected for VAT and therefore VAT may be applicable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through joint sole agents Graves Jenkins (t: 01273 701070) and Graves Son & Pilcher.







GET IN TOUCH  
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