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Unit B, Circus Street, Brighton, BN2 9QF  
TO LET: PERFECT CAFE OPPORTUNITY WITH OUTSIDE SEATING

# LOCATION

Nestled in the heart of Brighton, Circus Street is just a stone's throw away from all the excitement of the city's bustling central district. Located within walking distance of the North Laine area, Brighton Dome, the Lanes, and the Seafront, Circus Street is also just a 10-minute stroll from the station, which offers high-speed connections to London and Gatwick.

The vibrant development comprises 30,000 sq ft of office space, alongside a range of amenities, including 142 new homes, 450 student bedrooms, and 20,000 sq ft of Dance Space - a dynamic new home for South East Dance. The development also features 9,000 sq ft of retail space, which is set around buzzing public areas, making it the perfect destination for those looking to live, work, and play in one of Brighton's most exciting new neighbourhoods.

## Description

Brighton's municipal market has been transformed into a vibrant new quarter for the city and Circus Street is set to become home to a number of unique and dynamic businesses.

Self-contained commercial units are available on the ground floor of Circus Street, ranging in size from approximately 600 sq ft to 750 sq ft. These units offer exciting opportunities in a vibrant atmosphere, surrounded by inspired open spaces.

Link - <https://circusstreetbrighton.com/>

## Key Features

- Outside seating (with awnings)
- EPC Rating - A
- Flexible leasing terms available
- Recently refurbished
- Landlord incentives available (subject to terms)
- 10-minute walk to Brighton Station and Brighton Seafront
- 142 new homes, 450 student bedrooms, 20,000 sq ft of dance space and 30,000 sq ft of offices

## Accommodation

### Unit B

Width (Max): 37'3"

Depth (Max): 19'7"

**Total Accommodation: 644 sq ft (59.82 m2)**

## Terms

A new lease is available on flexible leasing terms.

Guide Rent: £18,800 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution.

## 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

VAT will be payable on the terms quoted.

## Legal Fees

Each party is responsible for their own legal fees incurred.

## Anti-Money Laundering

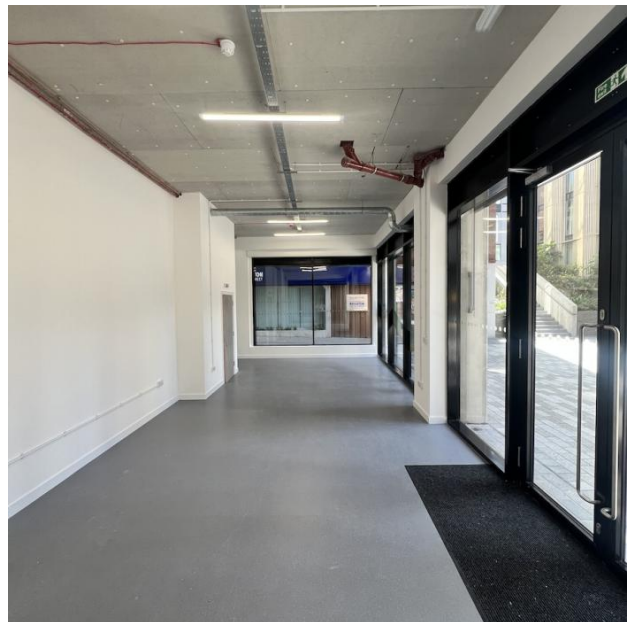
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

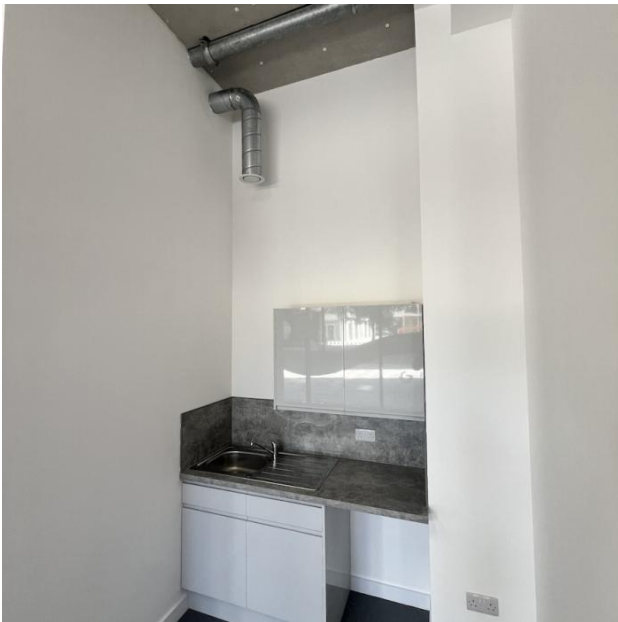
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Viewing Arrangements

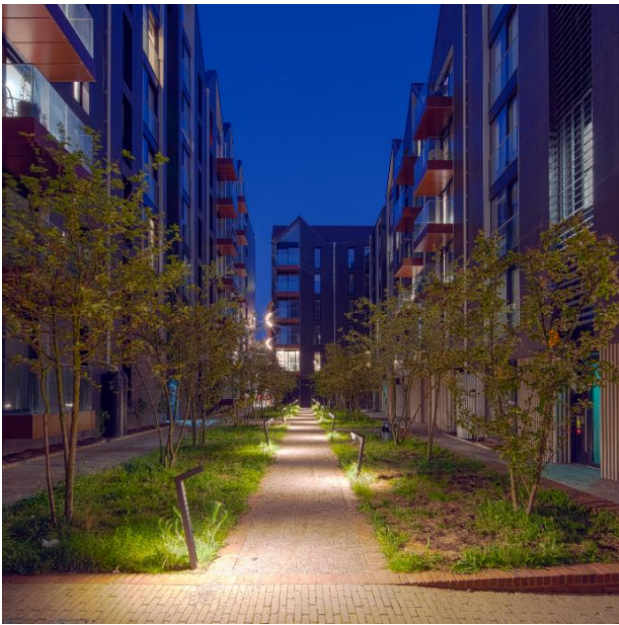
Strictly via prior appointment through Sole Agents Graves Jenkins (t: 01273 701070).















GET IN TOUCH  
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