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PROPERTY PEOPLE

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2 Hollingbury Place, Brighton, BN1 7GE

LEASE AVAILABLE: NEWLY RENOVATED CORNER SHOP OPPORTUNITY

LOCATION



This property is situated on a prominent corner of Hollingbury Place and Hollingdean Terrace, in the heart of a busy local parade featuring shops, eateries, and offices that serve the surrounding community. Notable occupants include Blakes Post Office, Harpers Pharmacy, Mulberry's Off Licence, and a popular fish and chip shop, among others.

Hollingbury is a densely populated residential suburb of Brighton, conveniently located near the main A270 Lewes Road. The property is also within walking distance of the lively Fiveways area and Ditchling Road, both popular spots for locals and visitors alike.

Description

This end-of-terrace property offers a prime, double-fronted commercial space on the ground floor, recently renovated and ideal for retail/office/cafe use, catering to a wide range of potential tenants.

Positioned within a bustling parade of shops that serve both the local community and surrounding areas, it is also surrounded by a vibrant residential neighbourhood.

The lease is available due to relocation and the space is ready for immediate occupancy.

Key Features

- Busy Local Trading Location
- Prominent Corner Building
- Eligible for Full Small Business Rates Relief (No Business Rates Payable)
- Lease Available - No Premium

Accommodation

The Ground Floor is arranged as follows:

- Internal Width: 21'3"
- Total Depth: 29'4"

Total Accommodation: 340 sq ft (31.6 m2)

Divided into three partitioned sections, this property boasts a well-designed layout that includes a fully equipped galley kitchen positioned at the rear. The interior is well-kept with contemporary conveniences such as fitted carpets, gas-fired central heating, stylish strip and spot lighting, and double-glazed windows.

Lease

A lease which runs for 12 Years ending on (and including) 30th October 2035 - Inside the Landlord and Tenant Act 1954, Part II (as amended).

Tenant-only Break Option (given 6 months' written notice) available every 3rd Year from the commencement of the lease (October 2026, October 2029 and October 2032).

Passing Rent: £10,500 per annum, exclusive (payable in advance on the usual quarter days).

Rent Review

£11,000 per annum, exclusive for the period 31st October 2025 to and including 30th October 2026.

Every third anniversary of that date thereafter (October 2029 and October 2032).

Repairing Liability

Full Repairing and Insuring by way of Service Charge contribution.

Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and premises
- Rateable Value: £5,000.00
- Rates Payable:
- Valid from April 2023 (current)

Eligible for Full Small Business Rates Relief (SBRR) - https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief.

VAT

The property is not elected for VAT.

Legal & Professional Costs

By negotiation.

Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 701070).
























BRIGHTON FAMILY
FUNERAL DIRECTORS

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.