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55a Lewes Road, Brighton, BN2 3HW

TO LET: PRIME CORNER PREMISES ON BUSY LEWES ROAD

LOCATION



The property occupies a prominent double-fronted corner position at the intersection of Caledonian Road and Lewes Road, one of Brighton's busiest commercial thoroughfares. This prime location benefits from a continuous flow of pedestrian and vehicular traffic throughout the day and night, serving as a key arterial route to and from Brighton city centre.

Strategically situated along the A270, the premises enjoy a highly visible spot amidst a lively mix of local, national, and independent retailers. Just steps from The Level and the Open Market, the area boasts a vibrant and dynamic atmosphere that attracts a diverse range of visitors.

Lewes Road is also known as Brighton's 'Academic Corridor,' home to a thriving student population due to its proximity to universities and student accommodations. Combined with a strong residential community, this location offers a broad and ever-growing customer base, making it an ideal setting for a successful venture.

Description:

This versatile property, classified within the flexible 'E Class' category, presents an excellent opportunity for a café, bar, or a wide range of commercial uses, catering to diverse business requirements. The premises comprise a split-level, open-plan trading area on the ground floor, providing a bright and welcoming environment for customers. Additional features include a fully fitted W/C and a private outdoor seating area, ideal for maximising footfall and creating an attractive customer experience.

Strategically located in a prominent position, the property benefits from strong visibility and accessibility, making it a highly desirable location for operators looking to establish or expand their business. With its adaptable layout and modern facilities, this property offers both functional and commercial appeal, ready to accommodate a variety of business operations.

Key Features:

- Prime Corner Position
- Split-Level Ground Floor with Outdoor Seating Area
- High Visibility with Continuous Pedestrian and Vehicular Traffic
- Versatile 'E Class' Use for Cafés, Bars, and Retail Ventures
- Additional Basement Storage Available by Separate Negotiation

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor75369.96Total75369.96

Rent:

£22,000 per annum exclusive

Terms:

Available by way of a new Full Repairing and Insuring (FRI) lease, with terms to be agreed.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

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









GET IN TOUCH
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