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54 Gardner Street, Brighton, BN1 1UN

TO LET: PRIME NORTH LAINE RETAIL UNIT WITH TWO-BEDROOM MAISONETTE

LOCATION



Positioned in the heart of Brighton's lively North Laine district, 54 Gardner Street benefits from an enviable location on one of the city's most sought-after pedestrianised streets. Surrounded by a mix of independent retailers, artisan cafés, and popular beauty and wellness studios, the area is a thriving hub for both locals and tourists alike, with consistently high footfall throughout the week and a notable boost during weekends and holiday seasons.

This part of the North Laine is known for its strong sense of community and creative energy, making it a popular destination for boutique shopping, casual dining, and personal care experiences. Brighton Mainline Station is just 0.3 miles away, ensuring excellent connectivity to London and wider Sussex.

Nearby occupiers include Infinity Foods, Gelato Gusto, Kooks, GBK, DOWSE, and the Komedia arts venue. The unit presents an exciting opportunity for retail, café, or beauty operators looking to establish a presence in one of Brighton's most distinctive and high-performing trading locations.

Description:

A recently fully refurbished mixed-use property in the heart of Brighton's North Laine, ideal for retail, café or beauty operators. Gardner Street is pedestrianised Friday to Sunday and on public holidays (11:00–19:00), with vehicle access Monday to Thursday, ensuring excellent visibility and high footfall throughout the week.

The ground floor offers an open-plan trading area with full-height glazed frontage, recently installed CCTV and intruder alarm system, hardwood flooring, electric radiators, and spot and track lighting. The lower ground floor includes treatment rooms, ancillary storage, and a customer/staff WC.

The upper floors comprise a self-contained two-bedroom maisonette accessed via an internal staircase at the rear of the shop, suitable for owner occupation or additional income.

Key Features:

- Prime North Laine Location with High Footfall
- Stylish and Fully Refurbished Retail, Café or Beauty Space with Full-Height Glazed Frontage
- Self-Contained Two-Bedroom Maisonette Above
- Pedestrianised Street Friday to Sunday and Public Holidays

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMlg23722.02Ground Floor42839.76First

Floor21319.79Second Floor23421.74Total1,112103.31

Rent:

£39,000 per annum exclusive

Terms:

Held for a term of 12 years lease ending on, and including 1st September 2031.

Passing Rent - £39,000 per annum, exclusive (payable in advance on the usual quarter days). Tenant Only Break Option - 2nd September 2027 (given 6 months' written notice).

The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).

Alternatively, a new lease is available on application.

Premium:

Price on Application - To reflect the prime location, the added value offered by the upper residential accommodation, and the high standard of refurbishment throughout, making the property attractive to a broad spectrum of potential operators

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).

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.











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