



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



81 North Road, Brighton, BN1 1YD

TO LET: HIGH-PROFILE NORTH LAINE RETAIL UNIT WITH VERSATILE UPPER FLOOR

# LOCATION



Positioned on the northern side of North Road, 81 North Road benefits from a prominent location within Brighton's most lively and sought-after North Laine district. Known for its vibrant atmosphere and eclectic mix of independent retailers, artisan cafés, restaurants, and creative businesses, the area attracts strong footfall from both locals and tourists throughout the week, with a noticeable increase during weekends and holiday periods.

Brighton Mainline Station is just a 5-minute walk (0.3 miles) away, providing fast and frequent connections to London and across Sussex. The city's main shopping destinations, including Churchill Square, The Lanes, and Brighton's seafront, are all within easy reach.

Nearby occupiers include Bills, Trading Post Coffee Roasters, Infinity Foods, The Dorset, Wagamama, and the Komedia arts venue, contributing to the area's reputation as a thriving hub for shopping, dining, and entertainment. The property presents an excellent opportunity for 'E Class' operators seeking to establish themselves in one of Brighton's most dynamic and high-performing commercial locations.

## Description

An excellent opportunity to acquire a prominently positioned property within Brighton's famous North Laine, facing Gardner Street and adjacent to Kensington Gardens. The location benefits from high footfall and strong visibility, ideal for a range of Class E operators, including retail and café use.

The ground floor offers an open-plan trading space with a full-width glazed frontage. The first floor, formerly a one-bedroom apartment, offers a development opportunity for conversion to a two-bedroom or can be utilised as additional trading space, storage, or staff offices. A basement provides further ancillary storage.

## Key Features

- Prime North Laine Position
- First Floor Development Opportunity for Two-Bedroom Apartment or Use as Additional Trading, Storage or Office Space
- High Footfall Location with Strong Visibility in One of Brighton's Busiest Thoroughfares
- New Lease Available on Flexible Terms

## Accommodation

Arranged over three floors:

### Ground Floor: 582 sq ft (54.1 m2)

- Internal Width (Max): 16'6"
- Internal Depth (Max): 49'11"
- Max Floor-to-ceiling height: 8.6 feet (2.62 meters)

### First Floor: 319 sq ft (29.6 m2)

- Front Room: 158 sq ft (14.7 m2)
- Kitchen: 47 sq ft (4.4 m2)
- Rear Room: 114 sq ft (10.6 m2)

### Lower Ground Floor: 223 sq ft (20.7 m2)

- Max Floor-to-ceiling height: 7.4 feet (2.24 meters)

### Total Accommodation (NIA): 1,124 sq ft (104.4 m2)

## Lease

A new lease is available on flexible terms.

Rental offers invited in the region of **£40,000 per annum, exclusive.**



## Repairing Liability

An effective Full Repairing & Insuring lease.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £-
- Valid from 1 April 2023 to present

To be reassessed.

## VAT

VAT will not be payable on the terms quoted.

## Legal & Professional Fees

To be negotiated.

## 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.

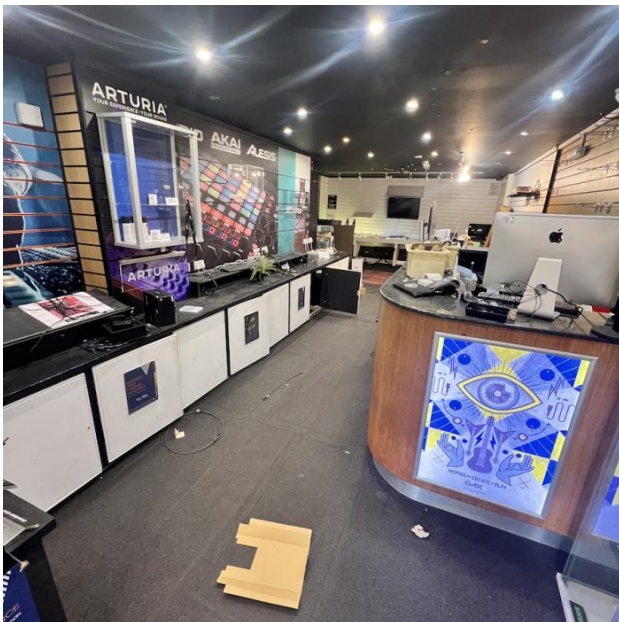
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

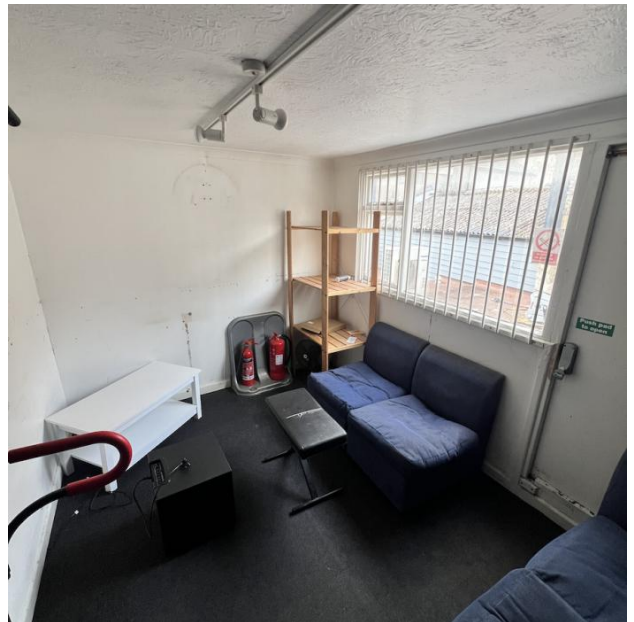
## Viewing Arrangements

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

















GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



Phil Graves

01273 701070  
07970 747197  
[graves@gravesjenkins.com](mailto:graves@gravesjenkins.com)



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB