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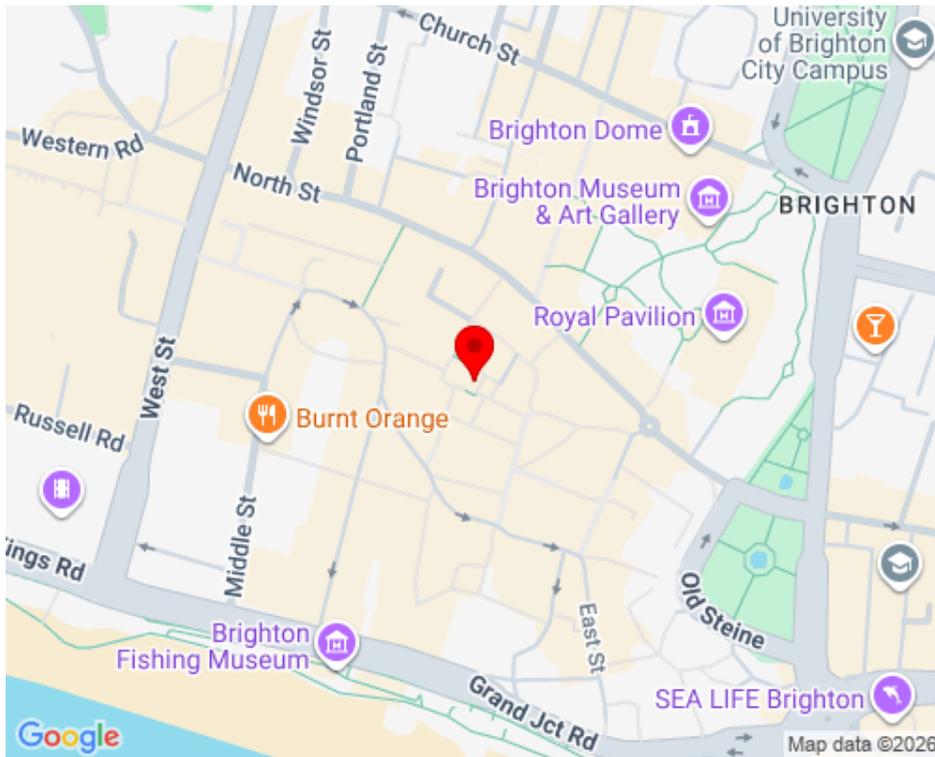
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9 Brighton Square, Brighton, BN1 1HD

TO LET: PRIME JEWELRY OR LUXURY RETAIL UNIT IN BRIGHTON SQUARE

# LOCATION



Located in the heart of Brighton Square, 9 Brighton Square occupies a highly prominent position within The Lanes, Brighton's best known destination for fine jewellers, premium independent retail and an outstanding selection of renowned restaurants. This established retail and dining quarter attracts a discerning customer base and benefits from consistently strong footfall throughout the year.

The immediate area features a concentration of long-standing jewelry operators, complemented by respected national and independent brands including Coppa Club, Steak and Lobster, Watches of Switzerland and Hotel Chocolat. This mix of high-quality retail and celebrated dining creates a vibrant trading environment that appeals to both local shoppers and year-round visitors.

Situated moments from the Royal Pavilion, Brighton Palace Pier, and North Street, 9 Brighton Square presents an exceptional opportunity for jewelry retailers and other high-value operators seeking a highly visible, characterful and well-connected location in one of Brighton's most established and desirable shopping destinations.

## Description:

A rare opportunity to secure a fully fitted ground floor retail unit in the heart of Brighton Square, positioned within The Lanes, Brighton's established destination for fine jewellery, luxury goods and high-value independent retail.

Occupying a prominent frontage with extensive window displays, the unit provides an ideal showcase for premium merchandise. The open plan trading area has been finished to a high standard, complemented by a rear office, ample storage facilities and a staff WC. The premises benefit from existing quality security infrastructure, including CCTV, safe, security shutters and appropriate alarm infrastructure, providing a ready-made solution for jewellery and other premium retail operators.

Offered on a new lease, this is an exceptional opportunity for brands seeking a highly visible and well-presented retail unit in one of Brighton's most vibrant, affluent and consistently well-trafficked trading locations.

## Key Features:

- Prime Fully Fitted Ground Floor Retail Unit in Brighton Square
- Extensive Window Display Frontage offering Excellent Visibility
- Open Plan Trading Area with Rear Office, Storage and WC
- New Lease Available with Flexible Terms

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	Ground Floor	Trading Space
	466	43.29	Total	466	43.29

## Rent:

£30,000 per annum exclusive

## Terms:

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

## Service Charge:

£3279 per annum

Subject to fair and reasonable variation in line with good estate management.

## VAT:

VAT is 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.









GET IN TOUCH  
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