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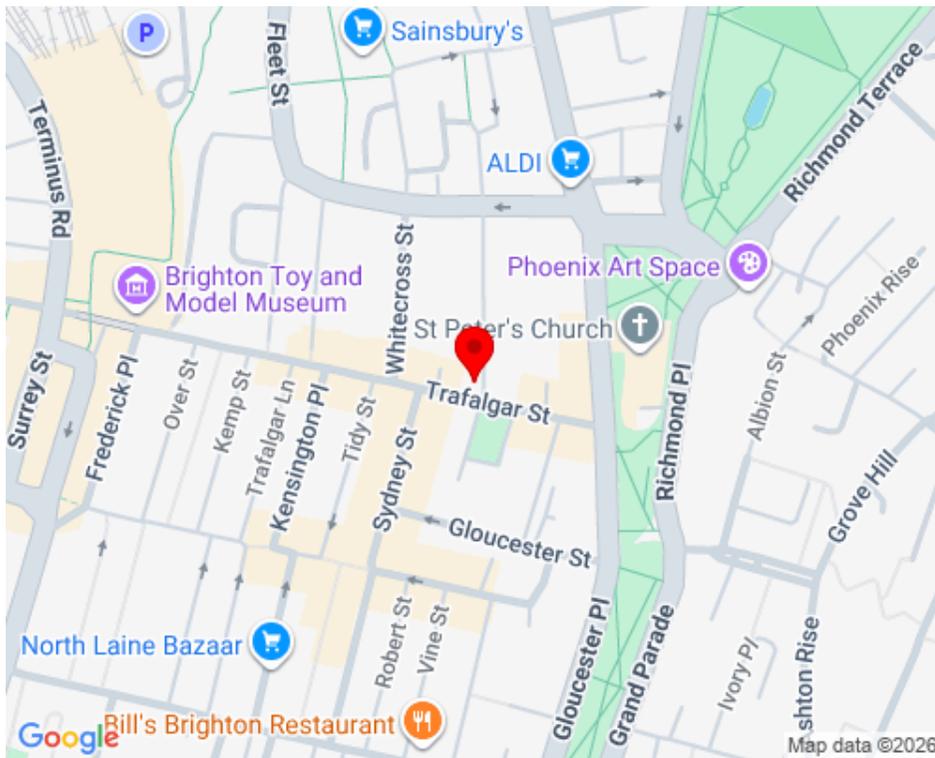
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1B Pelham Street, Brighton, BN1 4FA

LEASE FOR SALE: FLEXIBLE RETAIL UNIT WITH EXTERNAL SEATING

LOCATION



Situated within the heart of Brighton's highly regarded North Laine district, 1B Pelham Street occupies a prominent position just off Trafalgar Street and Sydney Street. This area is well known for its strong independent identity, characterised by a dense mix of cafés, bars, specialist retailers, and creative occupiers, drawing consistent trade from both local residents and visitors.

The property sits immediately adjacent to Greater Brighton Metropolitan College, providing a substantial and reliable daytime population. Brighton Mainline Station is within a short walking distance, offering direct rail services to London and the wider South East.

The surrounding area comprises a balanced mix of residential, educational, and independent commercial uses, creating sustained footfall throughout the day and into the evening.

Description:

A rare opportunity to acquire a versatile ground floor commercial unit in the heart of Brighton's vibrant North Laine district.

This unit is currently fitted out for café use, offering an open-plan layout with a service counter, modern lighting, and wood-effect flooring. However, the unit can be easily adapted to suit a wide range of alternative uses including beauty, nail salon, retail, gallery, studio, or food operator.

The property also benefits from a dedicated external seating or display area, enhancing visibility and customer engagement in this busy and characterful location.

With strong surrounding occupiers and consistent footfall, the unit presents an ideal opportunity for businesses seeking a well-positioned and adaptable space.

Lease

Held for a term of five (5) years from 29th November 2023 and ending on and including 28th November 2028.

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

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

Premium

Price on Application - To include the benefit of the lease and all high-quality fixtures and fittings.

Rent Review

29th November, 2026.

Key Features:

- Prominent Ground Floor Commercial Unit
- Open-Plan Layout
- Extensive External Seating for All-Day Trading
- Suited for a Variety of Uses
- North Laine Location

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Trading Area
	261	24.25	Total 26124.25

Rent:

£10,500 per annum exclusive

Specifications:

- Full-service bar and counter
- Display merchandiser fridge
- Stainless-steel countertop refrigerators



- Free-standing tables and chairs, plus bar stools
- Shelving and storage cupboards
- Undercounter dishwasher
- Air fryer and grill
- Single crushed ice machine
- Two single-bowl sinks and a dedicated hand-wash basin
- Modern LED lighting and wood laminate flooring

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)











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