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54 Gardner Street, Brighton, BN1 1UN

LEASE FOR SALE: 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 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 Recently Refurbished Retail, Café or Beauty Space with Full-Height Glazed Frontage
- Self-Contained Two-Bedroom Maisonette Above (Currently Let at £1,400 pcm)
- Pedestrianised Street Friday to Sunday and Public Holidays

Commercial Accommodation

Arranged over two floors:

Ground Floor: 428 sq ft (39.8 m2)

- Internal Width (Max): 14'3"
- Internal Depth (Max): 35'6"
- Max Floor-to-ceiling height: 8.82 feet (2.69 meters)

Lower Ground Floor: 237 sq ft (22 m2)

- Treatment Room 1: 68 sq ft (6.3 m2)
- Treatment Room 2: 57 sq ft (5.3 m2)
- Store/Staff Area: 112 sq ft (10.4 m2)
- Max Floor-to-ceiling height: 6.5 feet (1.98 meters)

Commercial Total Accommodation (NIA): 579 sq ft (53.8 m2)

Residential Accommodation

Above the commercial space, a self-contained two-bedroom maisonette is accessed via an internal staircase at the rear of the shop.

First Floor: 213 sq ft (19.8 m2) comprises an open-plan kitchen with fitted cabinetry and storage, along with a west-facing bedroom featuring a bay window overlooking Gardner Street.



Second Floor: 234 sq ft (21.7 m2) provides a second west-facing bedroom, also with a bay window, offering excellent natural light, plus a shower room with WC.

The apartment offers flexibility for owner occupation or additional rental income, currently generating **£1,400 pcm (£16,800 per annum)**.

Residential Total Accommodation (NIA): 447 sq ft (41.5 m2)

Lease

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.

Repairing Liability

An effective Full Repairing & Insuring lease.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £19,500
- Valid from 1 April 2023 to present

VAT

VAT will not be payable on the terms quoted.

Legal & Professional Fees

Each party is to pay their own legal and professional fees incurred.

Viewing Arrangements

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











GET IN TOUCH
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



Phil Graves

01273 701070
07970 747197
graves@gravesjenkins.com



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