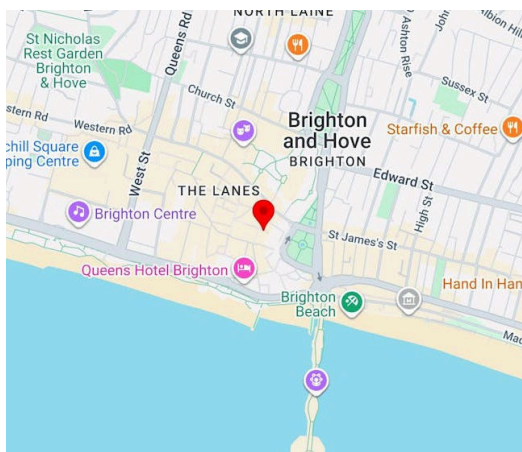




52 East Street, Brighton, BN1 1HN

Retail To Let | £155,000 per annum exclusive of rates, VAT & All other
outgoings | 2,925 sq ft

A PRIME WELL FITTED RETAIL UNIT ARRANGED OVER GROUND, FIRST & SECOND FLOORS



Description

An attractive well sized retail unit arranged over ground, 1st & 2nd floors. Having been occupied by Hugo Boss for many years the property has been well fitted & benefits from much of the former tenants fit out. At present the property has sales on ground & first floor with storage on the 2nd floor.

Location

Located in a premium retail pitch on East Street in the heart of Brighton city centre on the periphery & a short walk away from the seafront & The North Laine, whilst Brighton Mainline station can be accessed within a few minutes. Nearby occupiers include Whittards, French Connection, Charlotte Tilbury, Hotel Chocolat, Russell & Bromley, Nobody's Child, Dishoom, Burger & Lobster & Mac.

Accommodation

Name	sq ft	sq m
Ground - Ground Floor Retail	1,260	117.06
1st - Retail Sales	1,576	146.42
2nd - Storage	89	8.27
Total	2,925	271.75

Terms

Available by way of a new full repairing insuring lease for a minimum term of 10 years with provision for 5 yearly rent reviews.

AML

As in accordance with regulations the regular ID checks will need to be carried out. Where checks are required there will be a charge of £50 plus VAT per person or £80 per company.

Summary

- Rent: £155,000 per annum exclusive of rates, VAT & All other outgoings
- Business rates: £49,880 per annum based on the 2026 valuation from April.
- VAT: Applicable
- Legal fees: Each party to bear their own costs. however the incoming tenant will need to undertake to pay the landlords legal fees up to £2000 plus VAT if they withdraw from the transaction.
- EPC: B (50)
- Lease: New Lease
- Terms: 10 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.







Energy performance certificate (EPC)

52 EAST STREET BRIGHTON BN1 1HN	Energy rating	Valid until: 6 May 2031
	B	Certificate number: 6399-5420-3318-0176-1176

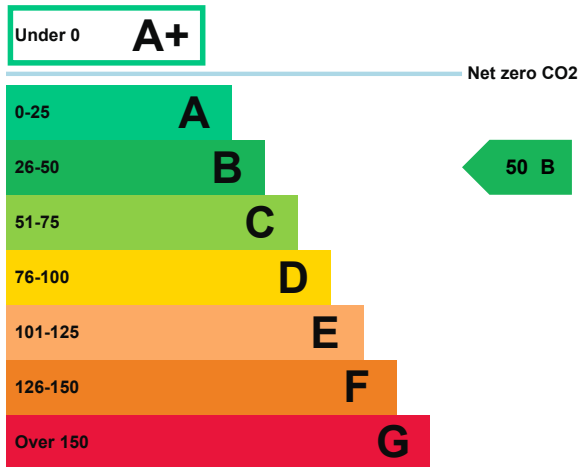
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	307 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	72.78
Primary energy use (kWh/m ² per year)	430

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5585-2647-3426-5718-9171\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jack Symonds
Telephone	02476 233144
Email	info@wensleylawz.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024863
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 April 2021
Date of certificate	7 May 2021

Hugo Boss, 52 East Street, Brighton, BN1

