

62&63 East Street  
**Brighton**  
BN1 1HQ



**Prime Corner Property Secured to AllSaints  
on a Recently Renewed Five-Year Lease**

**forge**

**JACKSON  
CRISS**



# Investment Summary

- Rare opportunity to acquire a **landmark retail asset** occupying a highly prominent corner position within Brighton city centre.
- Brighton is the **dominant retail and leisure destination along the South Coast**, benefiting from an affluent catchment, substantial tourism economy and consistently high levels of year-round footfall.
- **The property extends to approximately 4,316 sq ft (401 sq m)**, comprising newly refurbished retail accommodation at basement and ground floors.
- **Prime dual-frontage position** on East Street, linking The Lanes, Old Steine and Brighton seafront.
- **Let to All Saints Retail Limited until 5 January 2031** at a rent of £200,000 per annum, following a recent lease renewal, providing secure income and future reversionary potential.
- All Saints Retail Limited displays a CreditSafe score of A-97, indicating **'Very Low Risk'**, and has delivered a **52% year-on-year uplift in pre-tax profit**.
- **AllSaints have been in occupation since 2009**. They now occupy their optimal level of space, having relinquished floors 1-3.
- The renewal secured a longer **five-year term certain**, demonstrating the tenant's continued commitment to the location and confidence in underlying trading performance.
- The subject property is available on a **long leasehold (999 years)**, of ground and basement only, however a sale of the freehold may be agreed by separate negotiation.

## Proposal

Offers are sought in excess of:

**£2,500,000**

**(Two Million Five Hundred Thousand Pounds)**, subject to contract and exclusive of VAT.

Allowing for standard purchaser's costs, a purchase at this level would reflect an **Attractive Net Initial Yield of 7.50%**



Brighton I360

The Grand Brighton

Brighton Railway Station

Brighton Beach

The Lanes

62&63 East Street  
**Brighton**

EAST STREET

NORTH STREET

OLD STEINE

Old Steine  
Gardens

# Location

Brighton is one of the UK's most established coastal destinations, recognised for its strong tourism economy, diverse cultural offer and highly attractive lifestyle appeal.

Located on the south coast of England, Brighton lies approximately 53 miles (85 km) south of Central London, 25 miles (40 km) west of Eastbourne and 10 miles east of Worthing. The city benefits from excellent national and international connectivity, reinforcing its position as one of the South East's most prominent regional centres.



Dominant retail and leisure destination on the South Coast



13km of coastline



PROMIS retail catchment of approximately 717,000 people



53 miles south of Central London





# Connectivity



Brighton benefits from excellent road communications, with the A23 providing direct access to the M23 and Junction 7 of the M25, linking the city efficiently with Central London and the wider motorway network. The A27 dual carriageway provides strong east-west connectivity along the South Coast, connecting Brighton with Portsmouth, Southampton and Eastbourne.



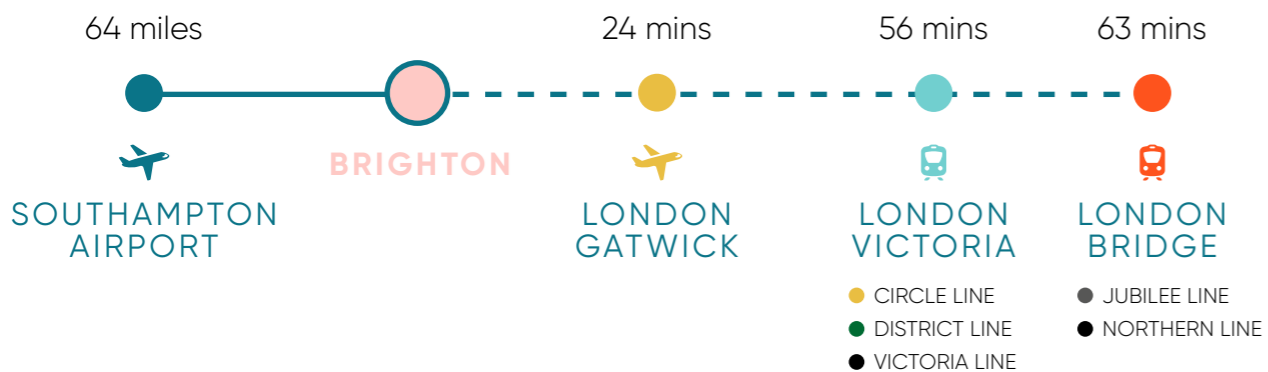
Brighton railway station provides frequent direct services to London Victoria and London Bridge, with fastest journey times of approximately 56 minutes and 63 minutes respectively and up to six services per hour. The city also benefits from direct rail connectivity to Gatwick Airport and a range of major South Coast destinations.



London Gatwick Airport, the UK's second busiest airport, is located approximately 24 minutes away by rail and provides extensive domestic, European and international connectivity. Southampton Airport is also situated approximately 64 miles to the west, further enhancing regional accessibility.



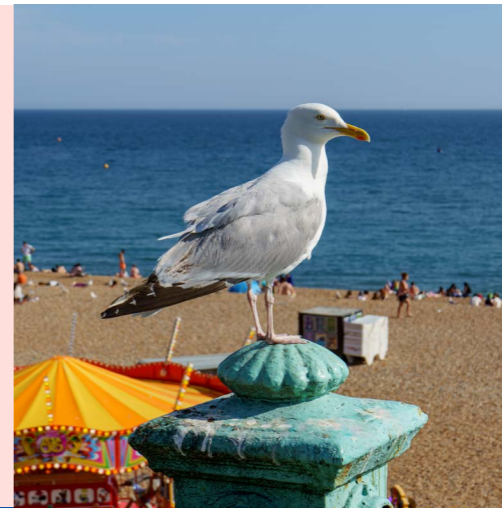
**Brighton's combination of strong tourism appeal, established retail and leisure environment, highly accessible coastal location and substantial year-round footfall continues to support resilient occupier demand and long-term confidence in the city centre market.**



# Demographics



  
**12M**  
TOURISTS  
PER ANNUM



Major office occupiers  
within Brighton include;



**1 in 5**

jobs relate  
to Brighton's  
tourism  
industry



**TWO MAIN  
UNIVERSITIES**

The University of Brighton  
& The University of Sussex



**60**  
Annual  
Brighton  
Festivals



**Jellyfish**

**500k**  
affluent catchment



**40k**  
Students



**717k**  
estimated local  
consumer base



One of the most  
visited cities in the UK



  
**£1.3 BILLION**  
from Tourists Annually

# Retailing in Brighton

Brighton is the dominant retail and leisure destination along the South Coast. The city provides approximately 1.58 million sq ft of retail floorspace and ranks 26th within the PROMIS retail rankings, drawing from a substantial and affluent catchment population together with consistently high levels of visitor expenditure throughout the year.

Prime retailing is focused across East Street, North Street, Western Road and The Lanes, where a strong representation of premium fashion, lifestyle and leisure occupiers benefit from exceptionally high pedestrian flows generated by the city's tourism market and established evening economy. Brighton's highly constrained coastal setting and limited competing provision across the wider South Coast continue to support strong retailer demand for well-positioned accommodation within the city centre core.

East Street is widely regarded as one of Brighton's premier fashion and lifestyle pitches, strategically linking The Lanes and the prime retail core with Brighton seafront, Old Steine and the city's principal tourist attractions.

The street accommodates a strong line-up of national and international occupiers including:

JO MALONE  
LONDON

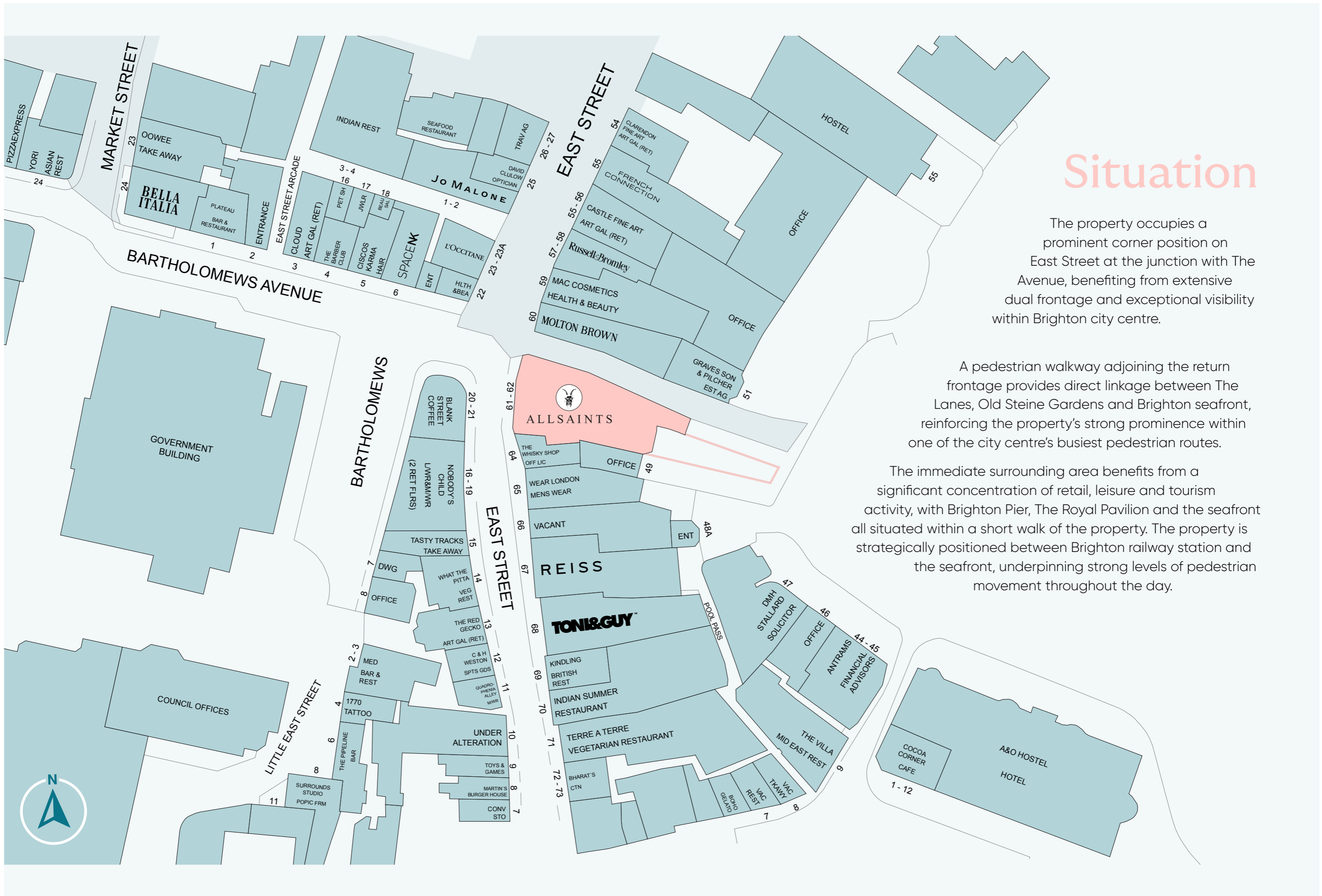
MOLTON  
BROWN

L'OCCITANE  
EN PROVENCE

REISS  
LONDON

SPACE NK





# Situation

The property occupies a prominent corner position on East Street at the junction with The Avenue, benefiting from extensive dual frontage and exceptional visibility within Brighton city centre.

A pedestrian walkway adjoining the return frontage provides direct linkage between The Lanes, Old Steine Gardens and Brighton seafront, reinforcing the property's strong prominence within one of the city centre's busiest pedestrian routes.

The immediate surrounding area benefits from a significant concentration of retail, leisure and tourism activity, with Brighton Pier, The Royal Pavilion and the seafront all situated within a short walk of the property. The property is strategically positioned between Brighton railway station and the seafront, underpinning strong levels of pedestrian movement throughout the day.

# Description

Extensively refurbished by AllSaints in Q1 2026, this landmark corner retail property offers a highly prominent dual-frontage opportunity in the heart of Brighton city centre.

Arranged over basement and ground floors, the building provides approximately 4,316 sq ft (401 sq m) of well-presented retail accommodation. Its standout position delivers full-height glazed frontage onto East Street, complemented by a substantial return frontage onto The Avenue, ensuring excellent visibility and strong presence within one of Brighton's busiest pedestrian areas.

The upper floors comprise residential accommodation, with a freehold sale potentially available by separate negotiation. The property also benefits from rear car parking.



# Accommodation

FLOOR	SQ FT	SQ M
Ground Floor	2,241	208.2
Ground Floor (ITZA)	1,325	123.1
Basement	2,075	192.8
<b>TOTAL</b>	<b>4,316</b>	<b>401</b>

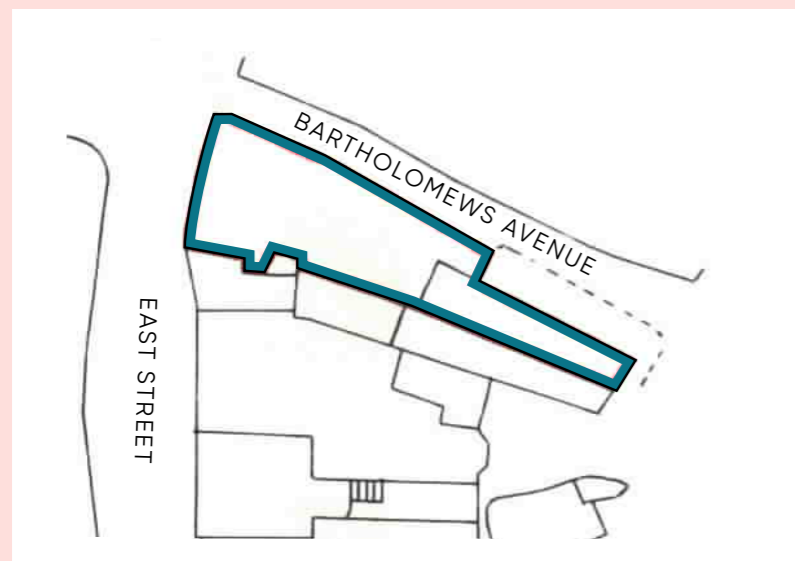
## EPC

The property has an EPC rating of B.

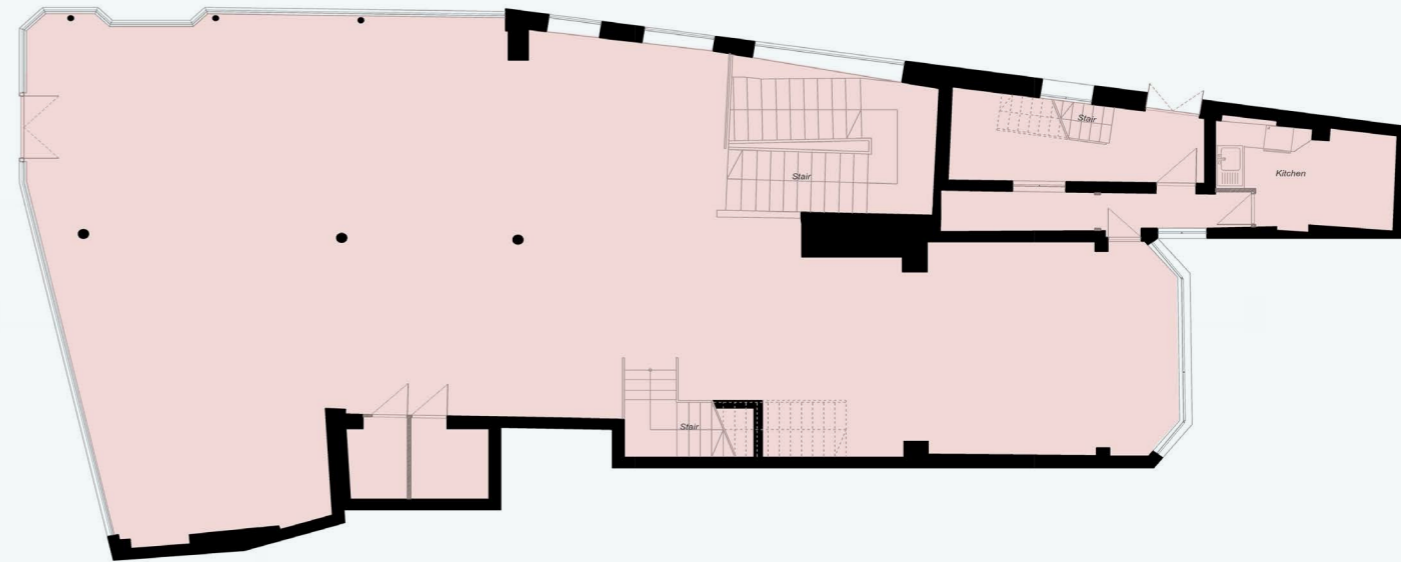
## Tenure

The Property will be sold by way of a new 999 year long leasehold.

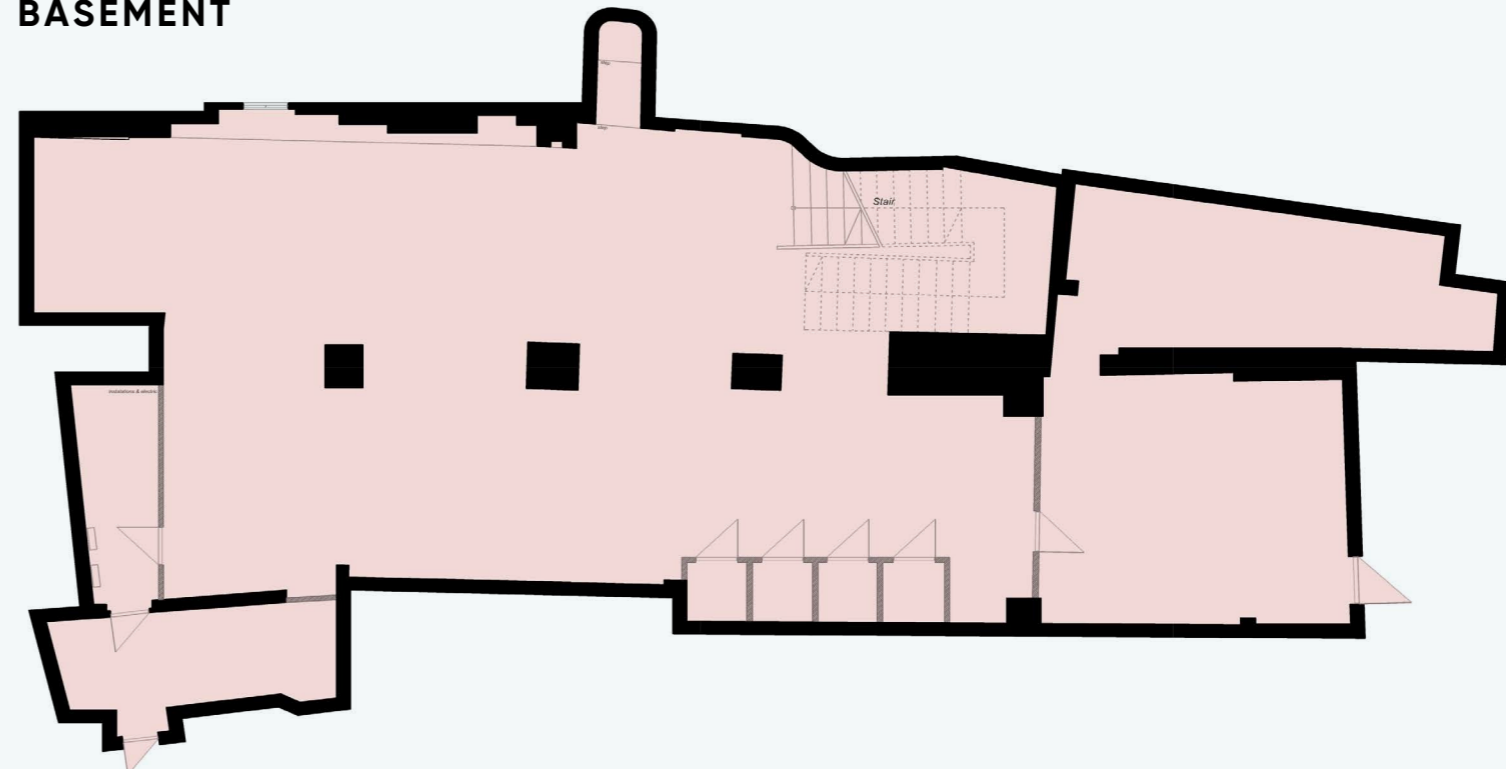
Site Plan displayed below:



### GROUND FLOOR



### BASEMENT



# Tenancy

The basement and ground floors are let to All Saints Retail Limited from 6 January 2026 until 5 January 2031 at a current rent of £200,000 per annum. The lease is contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954.

# Investment Comparables

## 31 Market Street, Manchester

Long leasehold (lock-up) interest let to Schuh with 6 years unexpired. Due to complete at circa £5.1m, reflecting 7.18% NIY.

## 163 Clapham High St, London

Long leasehold (lock-up) interest let to Vision Express with 9 years unexpired. Sold in May 2026 for £1.9 million, reflecting 6.88% NIY.

## 35-40 The Quadrant, Richmond

Long leasehold (lock-up) interest let to Greggs, Flying Tiger, Flight Centre and Snappy Snaps, with a WAULT of 6.6 years. Sold in January 2026 for £5.0 million, reflecting 7.00% NIY.

## 227-233 Preston Road, Brighton

Freehold interest let to Sainsbury's with 6 years unexpired. Sold in December 2025 for £3.3 million, reflecting 5.74% NIY.



# Covenant



ALLSAINTS

## ALL SAINTS RETAIL LIMITED (Company Number 04096157)

All Saints Retail Limited was founded in East London in 1994 and now operates 281 stores, employing almost 2,400 people across 27 countries.

The company specialises in contemporary menswear and womenswear, with a distinctive brand identity centred around premium, vintage-inspired fashion and accessories.

The business continues to invest selectively within key international markets, with recent openings including locations in New York, Los Angeles, Shanghai and Houston.

All Saints Retail Limited displays a CreditSafe rating of A-97, indicating a 'Very Low' risk of default.

	YE 01/02/2025	YE 03/02/2024	YE 28/01/2023
Turnover	£441,310,000	£459,472,000	£456,957,000
Pre Tax Profit	£28,280,000	£18,620,000	£7,108,000
Cash	£39,051,000	£61,858,000	£58,773,000

# Further Information

## DATA ROOM

Access available upon request.

## VAT

The Property has been elected for VAT and we anticipate that the transaction will be treated as a transfer of a going concern (TOGC).

## ANTI MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

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# Contacts

For more information or to arrange an inspection, please contact:

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