



Prominent Retail Unit in North Laine To Let

22 Bond Street
Brighton, BN1 1RD

Class E Retail / Leisure

TO LET

920 sq ft
(85.47 sq m)

- Located in a central position in the North Laine
- Class E
- Available by way of a new lease
- Basement area suitable for trading

Summary

Available Size	920 sq ft
Rent	£35,000 per annum
Rateable Value	£30,250 Rateable value from 1st April 2026 - £30,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

A rare opportunity to occupy a Class E premises in the heart of the North Laine which would suit a variety of occupiers. Comprising of ground floor sales area, rear ancillary space with w/c and kitchenette facilities. The lower ground basement is accessed via a staircase under the light well and is a suitable trading space. The premises features exposed brick & laminate flooring throughout.

Accommodation

The accommodation comprises the following areas:

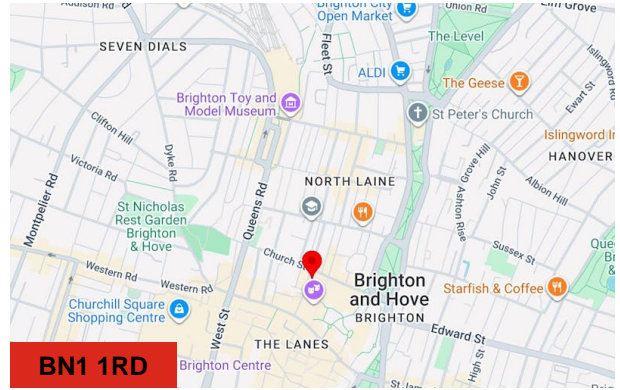
Description	sq ft	sq m
Ground Floor Rear Storage Area	163	15.14
Ground Floor Front Sales Area	383	35.58
Basement	374	34.75
Total	920	85.47

Location

Situated in the heart of the North Laine area of Brighton, renowned for being one of the premier trading locations within Brighton for its quirky and specialist retailers, cafes, restaurants and bars. This area benefits from a high footfall at all times of the year but is enhanced over the weekends and holiday seasons by locals and tourists. Only 0.4 miles from Brighton Train Station which provides regular services to London and other areas in Sussex. Nearby retailers include Jaba Yard, Hold, Animal, Finisterre, Pecksniff's, Badger & Flint Owl Bakery.

Terms

The property is available by way of a new effective FRI Lease for a term to be negotiated and agreed. The commencing rental is £35,000 per annum exclusive and subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.



Viewing & Further Information



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