

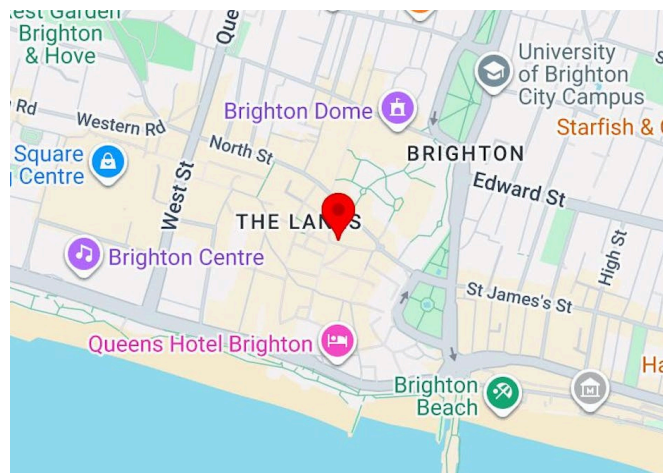
Description

Available to let in one of Brighton's most vibrant and sought-after locations, this retail unit on Brighton Place offers an exceptional opportunity for businesses looking to establish themselves in the heart of The Lanes. With an open-plan layout comprising 575 square feet of adaptable space, the unit boasts excellent frontage and plentiful window space, ensuring outstanding visibility for both new and established ventures.

Location

Situated in Brighton's famous Lanes, the property benefits from fantastic passing trade and high footfall. The area's reputation as a bustling shopping and leisure destination draws a wide variety of visitors every day, from local residents to tourists exploring the unique boutiques, independent shops, and lively cafés that define the district.

Set within close proximity to Brighton's iconic seafront, renowned restaurants, and key transport links; nearby occupiers include Dishoom's Permit Room, Burger & Lobster, Lululemon, and the White Company.



Accommodation

Name	sq ft	sq m
Ground - Ground Floor Retail	575	53.42
Total	575	53.42

Terms

Available on a new effective FRI lease by way of service charge on terms to be agreed, minimum term certain of 5 years, asking rental £30,000 pax

AML

AML searches will be required on on prospective tenants & these will be charged at £50 per person plus VAT

Availability

Available Immediately

Summary

- Rent: £30,000 per annum exclusive of rates, VAT & all other outgoings
- Business rates: £10,800 per annum Based on the Small Business Multiplier from April 2026
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (65)
- Lease: New Lease
- Terms: 5 years

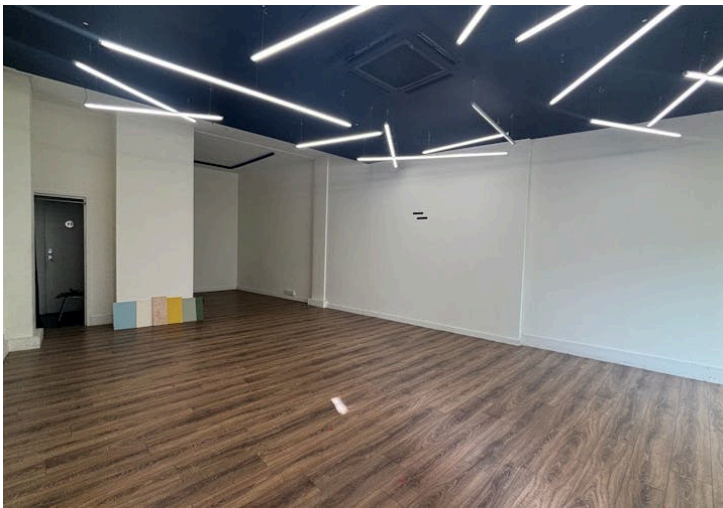
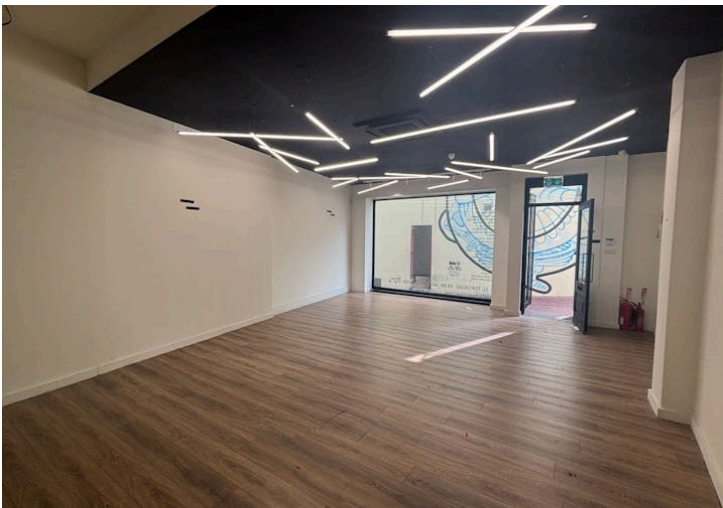
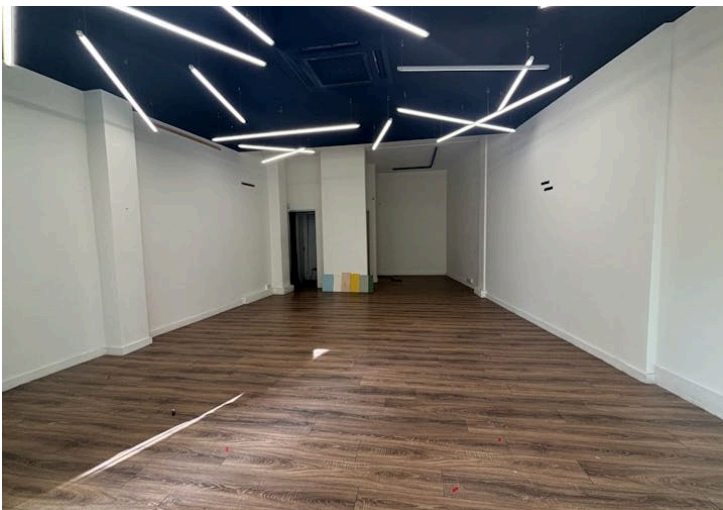
Further information

- [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



Energy performance certificate (EPC)

15 Brighton Place BRIGHTON BN1 1HJ	Energy rating	Valid until:	2 May 2032
	C	Certificate number:	3781-9130-0024-7840-5581

Property type **A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways**

Total floor area **60 square metres**

Rules on letting this property

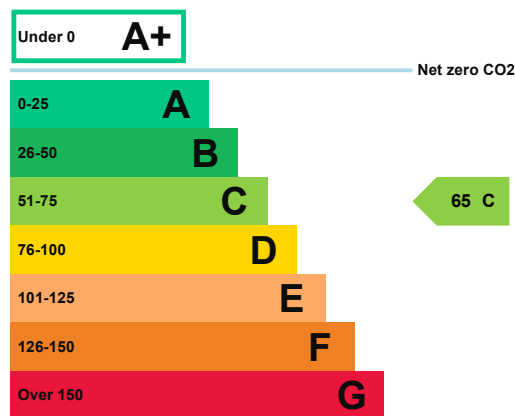
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

27 B

If typical of the existing stock

79 D

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)	80.61
Primary energy use (kWh/m ² per year)	477

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4403-0457-0335-9638-7143\)](/energy-certificate/4403-0457-0335-9638-7143).

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	Joe Panther
Telephone	0800 170 1201
Email	admin@easyepc.org

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/024201
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 April 2022
Date of certificate	3 May 2022

Legend

- GIA
57.28 Sq M / 616.6 Sq Ft
- NIA
53.74 Sq M / 578.5 Sq Ft

IPMS 2 58.87 Sq M / 633.7 Sq Ft

Notes

This building survey was captured with a BLK360 digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture.

Date	Description	Rev.
15/04/2025	For Information	0

Capture Date	Production Date
17/02/2025	20/03/2025
Captured by	Produced by
Augustina Gonja	Abdul Munim Rhoda
Occupancy	Checked By
Occupied	Junaed Badat
Stak ID	Laser Scan Points
67c8257845322f00016b3b05	24,156,183,201

Building
Market Place and Brighton Place

Address
15 Brighton Place

Postcode
BN1 1HJ

City
Brighton

Floor
0

Rev.
0

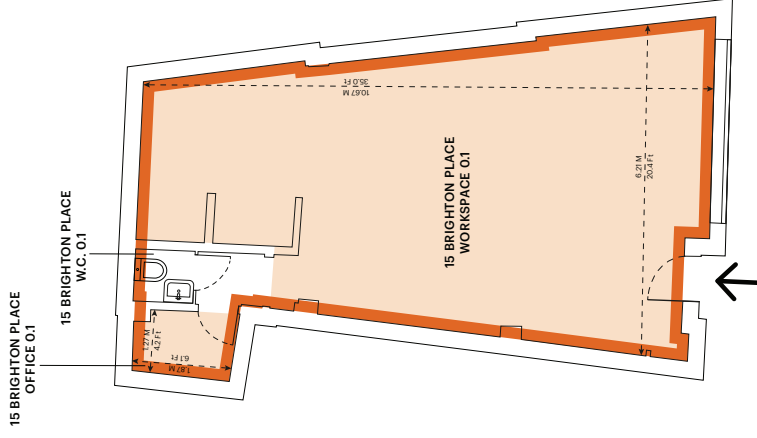
Title

Gross Internal Area - Ground Floor



Digital Reality Corp Ltd t/a Stak
48 Warwick Street, London, England, W1B 5AW

Stak Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors "RICS Code of measuring Practice, 6th edition, May 2015" and the IPMS "International Property Measurement Standards: All Buildings"



— Ground Floor

Orientation



Scale

1:100 @ A3



Additional Notes

Additional notes not applicable.