



CHARLECOTE



NORTH LAINE CLASS E UNIT & SELF-CONTAINED MAISONETTE
TO LET
3 TRAFALGAR STREET BRIGHTON BN1 4EQ

- New FRI lease
- City centre location near Brighton Station
- Self-contained maisonette
- No premium

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



CHARLECOTE

LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. The city has a resident population of 289,000.

3 Trafalgar Street is situated on the corner of St George's Mews, close to the junction with the A23 London Road (100m).

Brighton rail station is eight minute's walk (500m, 0.3 miles). There is a local authority car park in Blackman Street (275 spaces, 300m).

The popular North Laine comprises a cosmopolitan and vibrant mix of some 300 independent retailers, offices, 37 cafes, 22 pubs and four theatres including the Komedia and Brighton Dome.

A location plan and street view can be viewed online by typing in the following postcode: BN1 4EQ.

DESCRIPTION

Ground floor (formerly a funeral directors) area with a partitioned office leading to a rear meeting room which can be incorporated into the main floor area as can the partitioned former chapel of rest at the rear.

There is a small kitchenette. Externally there is a W.C and part covered storage.

The self-contained maisonette is accessed from St Georges Mews, arranged over first and second floors comprising comprising of two second floor bedrooms, first floor living room, kitchen, bathroom and small utility area.

Note: The property is in need of repair and renovation and subject to dilapidations.

NEARBY OCCUPIERS

- Brighton Metropolitan College
- Chutima Therapy
- Burger Nation
- Manju's
- Red Fish Fine Art & Coffee Shop
- Blueberrys Newagent
- Le Baobab Cuisine
- Trafalgar House Engraving
- Pretty Vacant
- Moksha Caffee
- Cafe Tzar
- Ross Pharmacy





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ACCOMMODATION	sq ft	sq m
Ground Floor	556	51.7
Rear Storage	82	7.6
Maisonette	633	58.8
All areas are net internal		



TERMS

A new FRI lease on terms to be agreed.

RENT

£32,500 per annum.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

BUSINESS RATES

Rateable Value: £18,250. UBR 43.2 p (April 2026/27).

COUNCIL TAX

Band A £1,719.63 2026/27

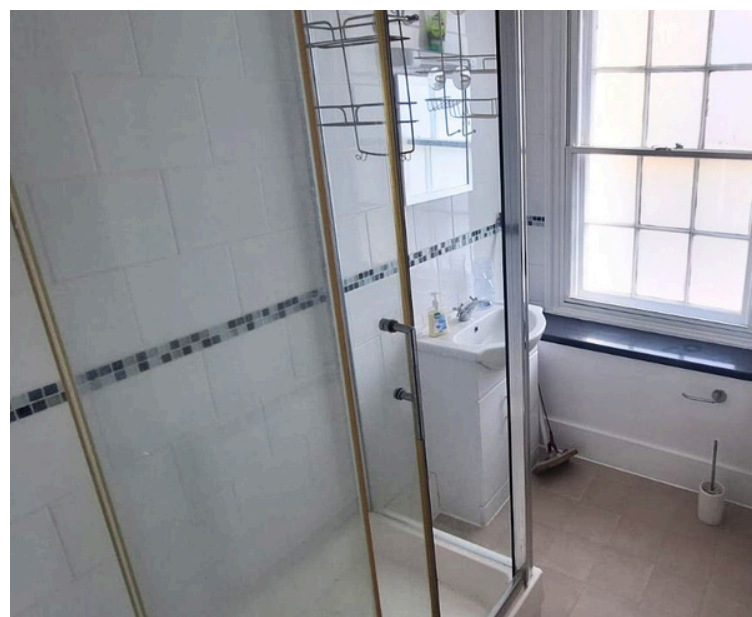
EPC

Ground Floor: Certificate No:4917-1080-8366-4852-2855, rated C 50, valid until 18th April 2033.

First & Second Floors: Certificate No: 0320-2810-3250-2697-7611, rated E 50, valid until 9th May 2033.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.



LEGAL COSTS

Each party are to be responsible for their own legal costs.

A solicitors undertaking for abortive legal costs is sort for all transactions. Details on application.



C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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