

gowers

TO LET

**82a North Street
Brighton BN1 1ZA**

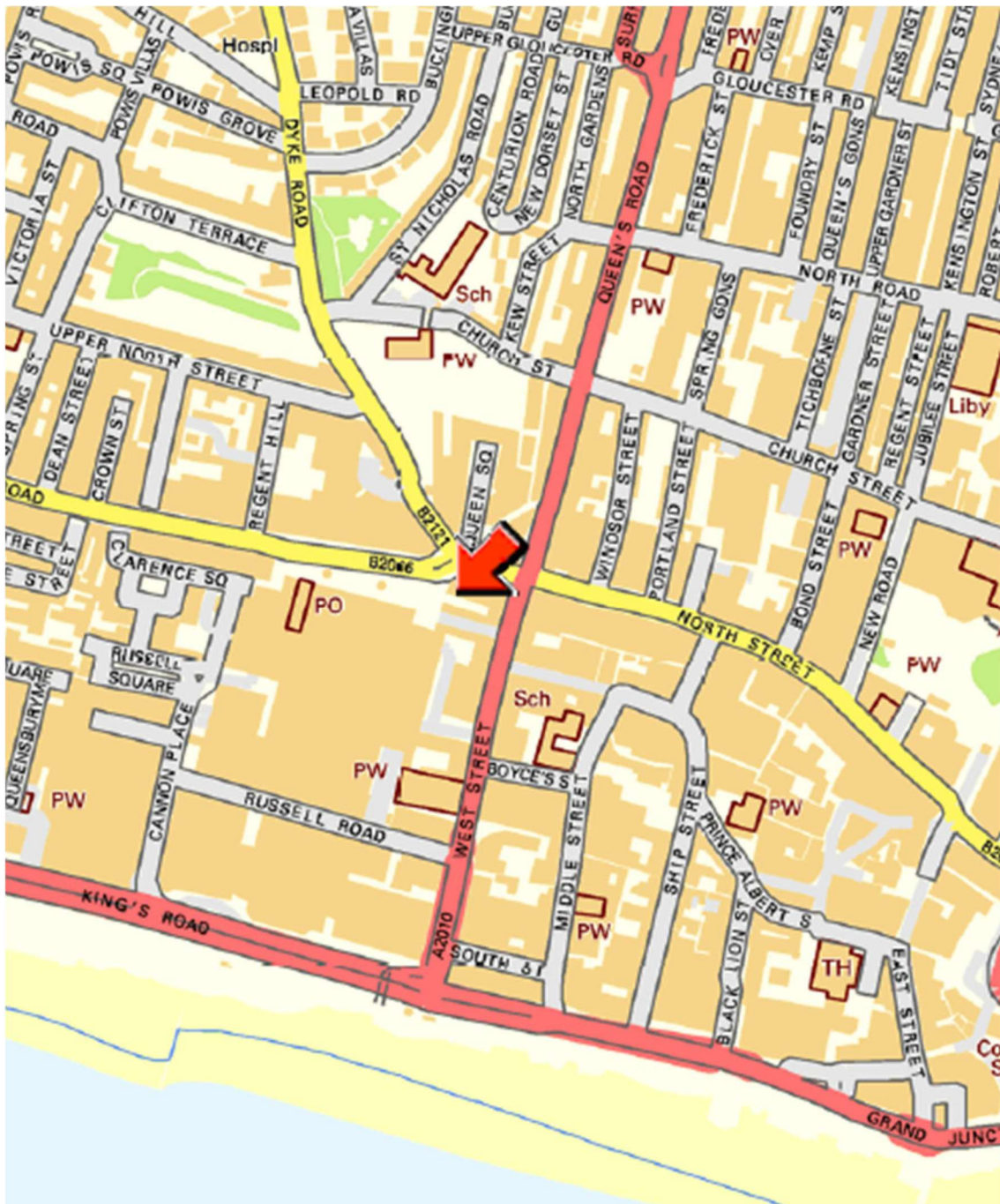


Location

82a North Street occupies a prominent position in the centre of Brighton close to Churchill Square, North Street and the Lanes.

The property is located between Metro Bank and the main entrance to Churchill Square, the leading shopping centre on the south Coast of England. The property's location enjoys one of the highest year-round footfalls in Brighton. The property is situated 700 yards south of Brighton Railway Station which provides train services to destinations throughout the South with a journey time to London of one hour. Brighton Beach lies 500 yards to the south, whilst the Royal Pavilion is 500 yards to the east.

Occupiers in the immediate vicinity include Waterstones, H&M, Boots, Zara and ITSU.



Property

The property currently operates as a bubble tea vendor and provides highly visible space on the ground floor. In addition, there is a preparation/kitchen on the lower ground floor.. The unit also enjoys access to the facilities of 79-83 North Street via Farm Yard, including recently refurbished toilets.

Accommodation

The property provides the following approximate areas:-

- Ground Floor
 - Area 114 sq feet / 10.6 sq m.
- Lower Ground Preparation
 - Area 146 sq feet / 13.6 sq m.

Total 260 sq feet/ 24.2 sq m.

Term

A new lease is available for a term by arrangement.

Rent

£30,000 per annum exclusive. (The property is not elected for VAT). In addition there is a service charge payable, currently £1,442.69 per annum.

Planning

The property has operated as a bubble tea kiosk for many years. Interested parties are advised to contact Brighton & Hove City Council Planning Department for any planning queries

Legal costs

Each party to bear their own legal costs.

Business Rates

The property is currently assessed as Shop and Premises with a rateable value of £11,750 effective from 1st April 2026. The rates payable with effect from 1st April 2026 will be subject to a multiplier of 38.2p, and should be £4,488.50 per annum. Please contact Brighton & Hove City Council for more information.

Energy Performance Certificate

The property has an assessment of D93. Further information can be found at www.gov.uk/find-energy-certificate

Viewings

Strictly by prior appointment through sole agents:

Gowers 020 8732 3721 Nick Mager nmager@morganman.com

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