



66-67 North Road

Brighton, BN1 1YD

**IMPRESSIVE NORTH LAINE
CORNER PREMISES TO LET
WITH 3 MONTHS RENT
FREE**

1,156 sq ft
(107.40 sq m)

- RENT £40,000 PAX
- BUSY NORTH LAINE LOCATION
- AVAILABLE NOW
- EXCELLENT FOOTFALL
- 3 MONTHS RENT FREE

66-67 North Road, Brighton, BN1 1YD

Summary

Available Size	1,156 sq ft
Rent	£40,000 per annum exclusive of rates, VAT & All other outgoings.
Rates Payable	£8,918 per annum this is based on the proposed new UBR of 38.2p on the 2026 valuation.
Rateable Value	£22,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (40)

Description

A highly desirable commercial corner property situated in the North Laine. The space comprises a retail unit over ground floor and basement. Whilst previously trading as a tattoo studio for many years, this property will be vacant and suitable for a variety of businesses. 3 Months Rent Free available. At present planning allows for a tattoo studio but other uses will most likely require a change of use planning application.

Location

This unit benefits from being a prominent corner plot, with Brighton railway station being a circa 8 minute walk away. Located on the west side of North road, this allows brilliant footfall, with many passing by to walk through the North Laines. Nearby traders include, Bills restaurant, Las Iguanas, Tutto, Brodewolf and Gails.

Accommodation

The accommodation comprises the following areas:

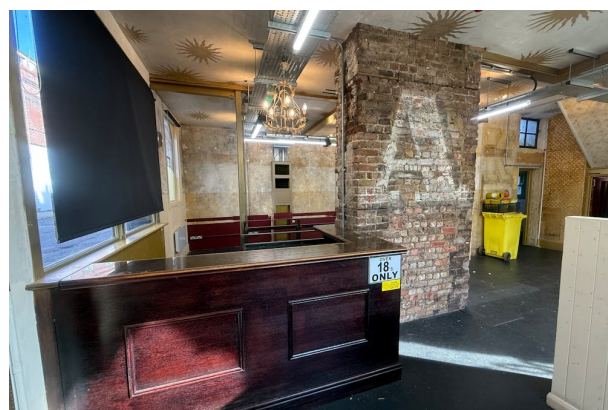
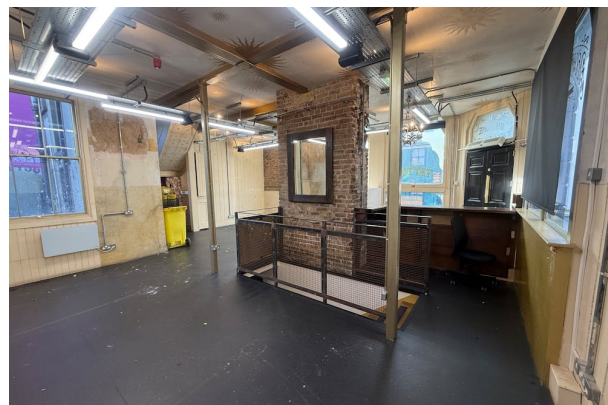
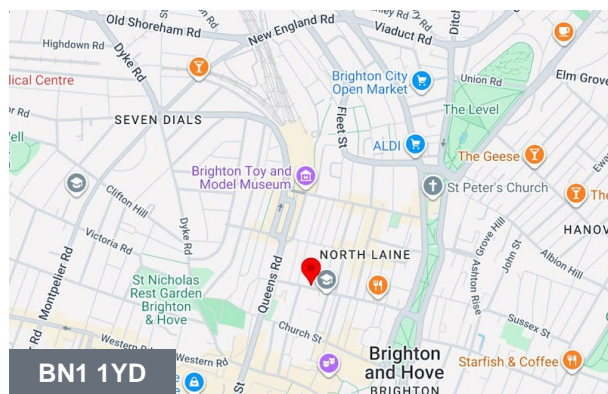
Name	sq ft	sq m
Ground	642	59.64
Basement	514	47.75
Total	1,156	107.39

Terms

Available now by way of a new effective full repairing & insuring lease for a term of 5 years.

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations. There will be a charge of £50 plus VAT per person requiring a search to be carried out.

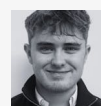


Viewing & Further Information



Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner

01273 672999 | 07511 017289
alex@eightfold.agency



James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Aaron Lees (Flude Commercial)

01273 740387
a.lees@flude.com

