



Class E unit in prominent corner position

63 Lewes Road
Brighton, BN2 3HZ

Retail

TO LET

1,346 sq ft
(125.05 sq m)

- Prominent corner position
- Class E, would suit a variety of commercial uses subject to Landlords prior approval
- New lease terms available
- Busy arterial route
- Good level of footfall

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Summary

Available Size	1,346 sq ft
Rent	£18,500 per annum
Rateable Value	£10,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises occupy a prominent corner position on a busy main arterial route between the Universities and Brighton City Centre and benefit from strong prominence and good levels of passing footfall.

The ground floor is arranged as a lock-up shop with frontage onto Lewes Road and is currently separated into two main areas.

To the rear of the property is a larger secondary sales / storage area, which also benefits from separate access via double doors from Edinburgh Road.

In addition, there is a basement providing ancillary accommodation, arranged as two areas, although this space has restricted headroom.

The configuration and corner position should appeal to a range of Class E occupiers, particularly retail, showroom or food related uses. The area benefits from a dense surrounding residential population and ongoing student-housing development along Lewes Road, which should continue to support occupier demand.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Shop	368	34.19
Rear Ground Floor	638	59.27
Basement	340	31.59
Total	1,346	125.05

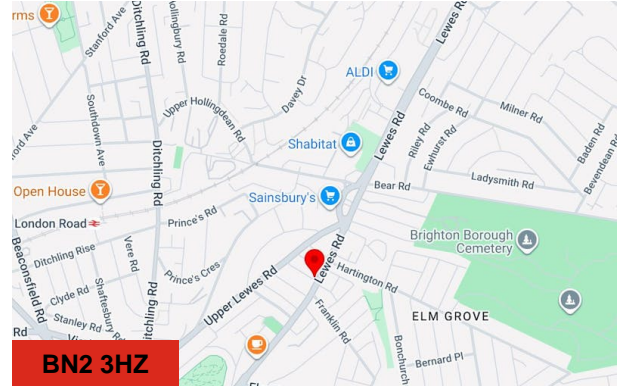
Location

Situated on a prominent corner position in this busy commercial thoroughfare on a main arterial route between the Universities and Brighton City Centre. This part of Lewes Road benefits from a dense residential and student population.

Nearby occupiers including Co-op Food, Papa Johns, Pepes, Archipelagos Gyros, Subway and Betfred. There is also a range of other independent retailers, cafes, restaurants, and bars nearby that benefit from being located in a high footfall area. Brighton Train Station is approximately 0.6 miles away which provides regular services to London and other areas in Sussex.

Terms

The property is available from October 2026 by way of a new full repairing and insuring lease, for a term to be negotiated and agreed. The commencing rent is £18,500 per annum exclusive, subject to rent reviews at appropriate intervals.



Viewing & Further Information



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