



**LEASE FOR SALE
HIGH QUALITY E CLASS UNIT IN
POPULAR NORTH LAINE**



LOCATION

The property is prominently situated on the northern side of Sydney Street in the popular and diverse North Laine area, a cosmopolitan and vibrant mix of some 300 independent shops, offices, 37 cafes, 22 pubs, and 4 theatres including the Komedia.

Sydney Street is pedestrianised from 10.00 am to 5.00 pm.

Nearby occupiers include Flourpot, The Roastery, Gunns, Posh Totty Designs, Menace Vintage and Si Signore.



Brighton station is 0.3 miles (7 mins walk). The NCP car park (587 spaces) in Church Street nearby (7 mins, 0.3 miles).

DESCRIPTION

11 Sydney Street has been extensively refitted and provides a high quality Class E unit suitable for a variety of retail, clinical and alternative uses.

Ground floor comprises an open plan luxury beauty salon with raised podium at rear. The first floor comprises an office, treatment room (both soundproofed) and waiting area with W.C.

ACCOMMODATION	sqft	sq m
Ground Floor	643	59.7
First Floor	302	28
W.C		
Total Floor Area	945	87.8
All areas are net internal.		

LEASE

An assignment of the existing FRI lease dated January 2022 for a term of 12 years. The January 2025 rent review is outstanding.

RENT

£22,000 per annum exclusive.



PREMIUM

There is a premium payable for the lease, fixtures and fittings, details on application.

VAT

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

BUSINESS RATES

Rateable Value: £18,500 (April 2025/26).

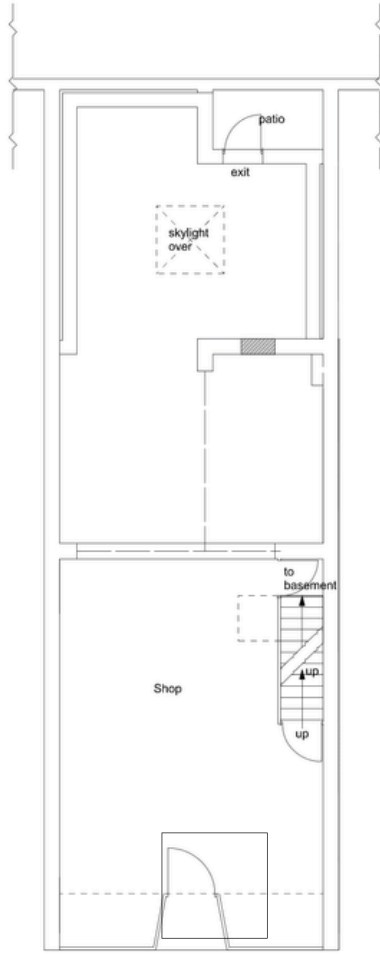
EPC

Certificate No: 0280-0538-8429-1792-1006
Rated 67 C. Valid until 7th March 2028.

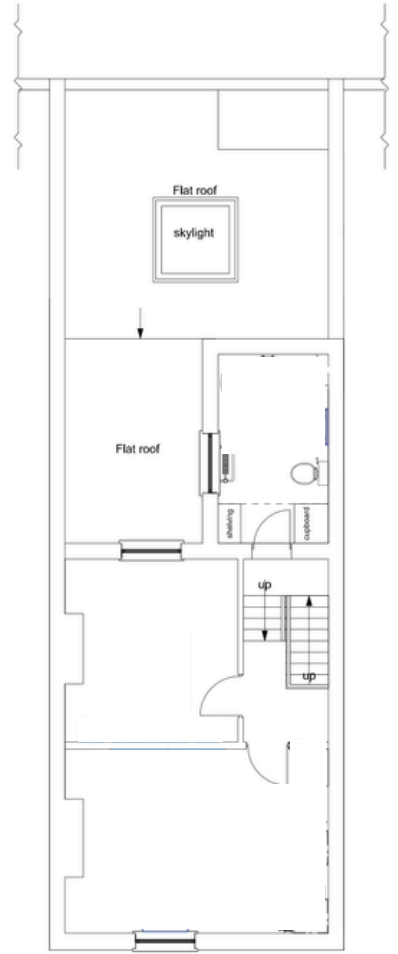
LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs.





Ground Floor



First Floor



Basement

CONTACT US

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



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