



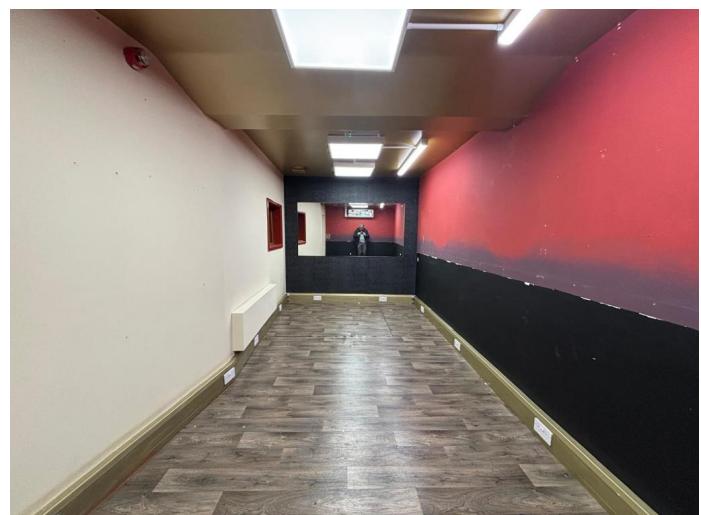
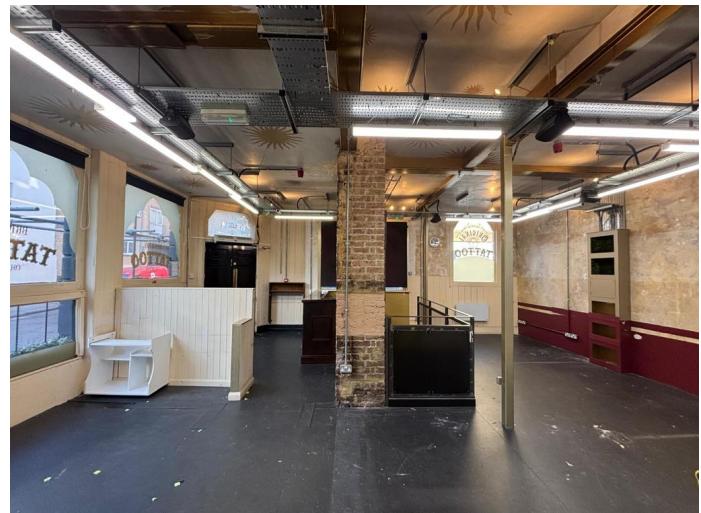
66-67 North Road
Brighton, East Sussex, BN1 1YD

TO LET

North Laine Tattoo Studio
1,156 sq ft / 107.39 sq m

Key Features:

- Busy pedestrian & vehicular thoroughfare
- Suitable for a variety of use STP
- Excellent local amenities
- Popular North Laine location
- Available January 2026
- New lease Available
- Rent: £45,000 per annum





Location

The property is prominently located on the corner of North Road and Foundry Street in the heart of the North Laines which is a popular part of Brighton for independent businesses. This is an area of high footfall and a high used vehicle route.

Description

The property is arranged over the ground floor and Basement which is split into multiple Tattooing rooms.

Accommodation

The property has the following approximate Net internal area NIA:

Area	Sq Ft	Sq M
Ground floor	642	59.64
Basement	514	47.75
Total	1,156	107.39

EPC

B - 40

Planning

The property has been used as a Tattoo studio for many years and there for we believe the property falls within Sui Generis use class.

Interested parties should make their own planning enquiries and satisfy themselves in the regard.

Terms

The property is available to let by way of a new effective full repairing and insuring lease at a commencing rent of £45,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2023) £19,000

VAT

We are advised the property is not VAT elected.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

9 January 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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 **Flude**
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