



102 Gloucester Road
Brighton, East Sussex, BN1 4AP

TO LET

Popular North Laine class E unit
331 sq ft / 30.37 sq m

Key Features:

- North Laine Retail unit
- Popular North Laine location
- Excellent local amenities
- Suitable for a variety of uses STP
- New Lease Available
- Rent £25,000 per annum





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Location

The property is situated in the heart of Brighton's famous North Laine area on the corner of Gloucester Road and Tidy Street.

This area is home to numerous independent cafes and shops, and just a short walk from Brighton railway station, The Lanes, the seafront and Churchill Square shopping centre.

Description

The property is arranged over the ground floor with WC

Accommodation

The property has the following approximate Net Internal Areas (NIA):

Area	Sq Ft	Sq M
Ground floor	331	30.75
Total	1,135	105.44

EPC

C - 36

Planning

A new use Class Order (UCO) came into effect on 1st September 2020. Under the new UCO Use Class a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 Uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Class Order 2020

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

Terms

The property is available to let by way of a new effective full repairing and insuring lease at a commencing rent of £25,000 per annum exclusive of rates, buildings insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2026) £15,750

Occupiers will pay approximately 38% of this per annum.

VAT

Rents and prices are quoted exclusive but may be subject to VAT

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.

27 February 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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