



TO LET

27-31 London Road
Brighton, East Sussex, BN1 4JB



Key Features

- Brighton is one of the UK's most popular seaside destinations, attracting strong year-round footfall from tourists and day-trippers
- There are two car parks located nearby and it is located on numerous bus routes
- Major thoroughfare road with high levels of footfall
- Lower ground floor trading - 7,371 sq ft
- Could be split into two separate units
- Available by way of a new lease
- Rent £165,000 per annum
- Nearby national retailers include Co-op, Nando's, Costa, Greggs, KFC and Superdrug
- There are a host of other independent cafes and retailers as well as the Open Market which is located directly opposite





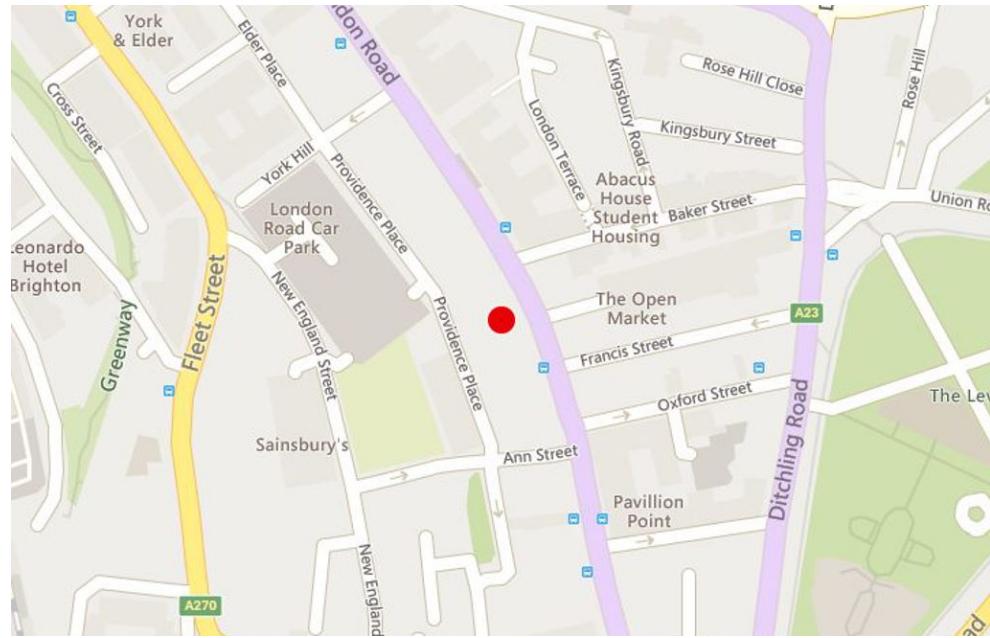
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Location & Situation

The property is prominently located on the Western side of London Road, which is a main arterial route in and out of the city. This is a short walk from the main city centre and an area that was named by Time Out in September 2025 as one of the '7 coolest neighbourhoods in the UK 2025'.

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There are two car parks located nearby and it is located on numerous bus routes.





Description & Accommodation

The property is a substantial mid terrace art deco building with prominent street frontage.

The upper floors occupied by PureGym and the ground and lower ground floors offer an open plan trading area. There is a loading point to the rear located in Providence Place.

The landlord will consider splitting the premises into two separate units.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground	7,360	683.74
Lower Ground	7,371	684.77
Total	14,731	1,368.51





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Rateable Value

Rateable Value (2023): £135,000

EPC

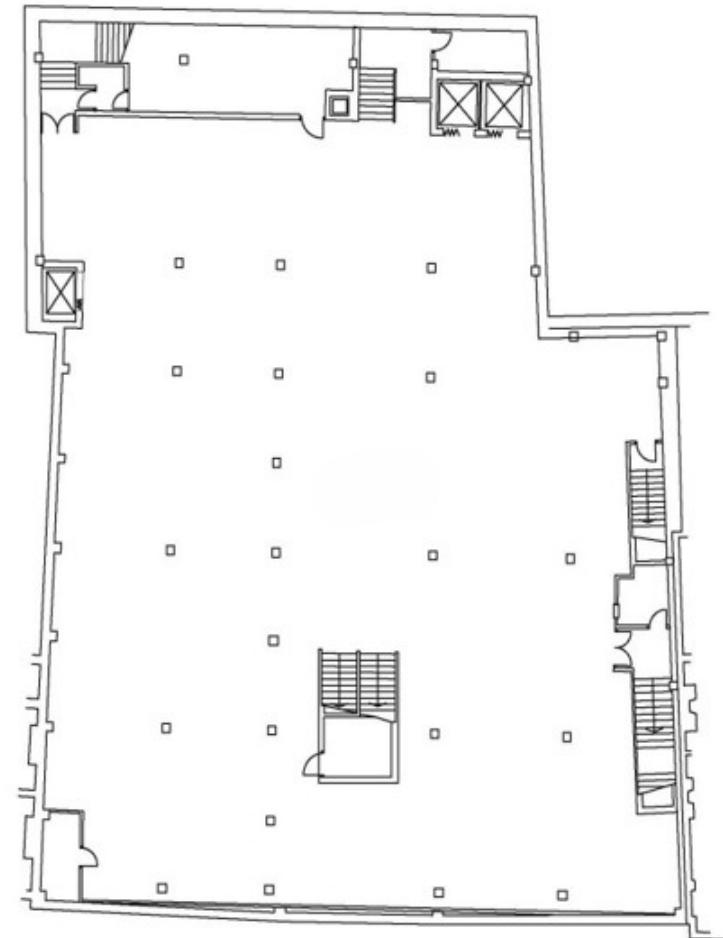
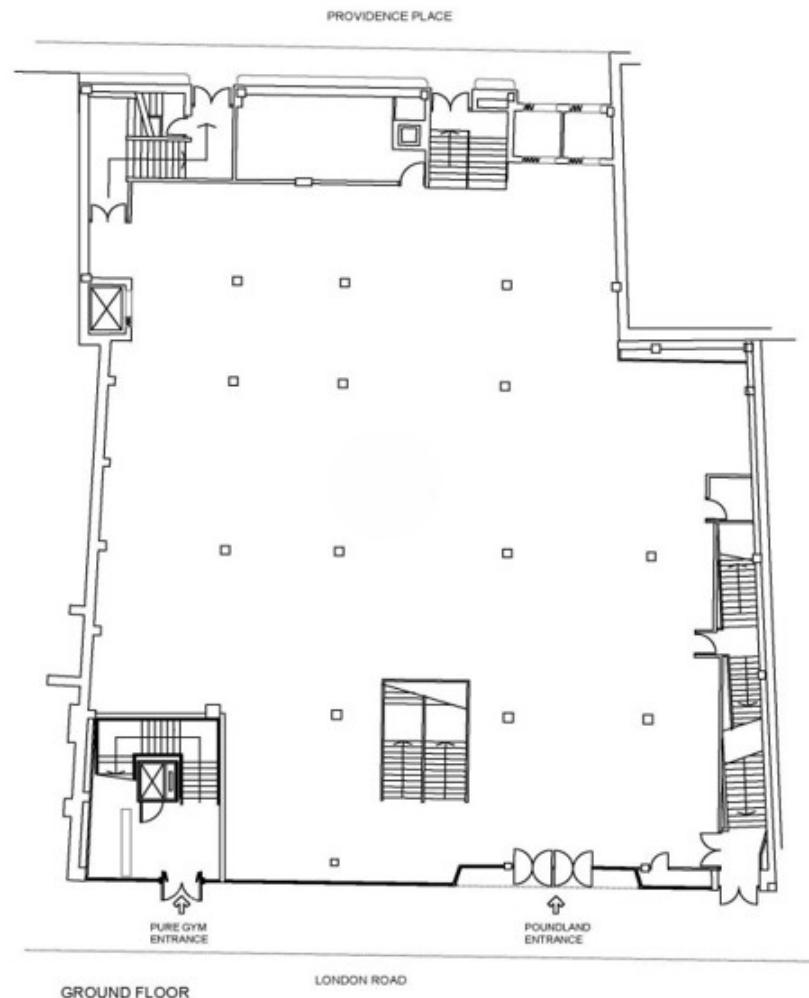
We understand the property has an EPC rating of B.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO 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 Classes Order 2020.



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FLOOR PLAN For identification purposes only.



Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £165,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

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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.

28 January 2026

