



3 Months Rent Free & Rent Reduction

TO LET

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



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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: £40,000 per annum

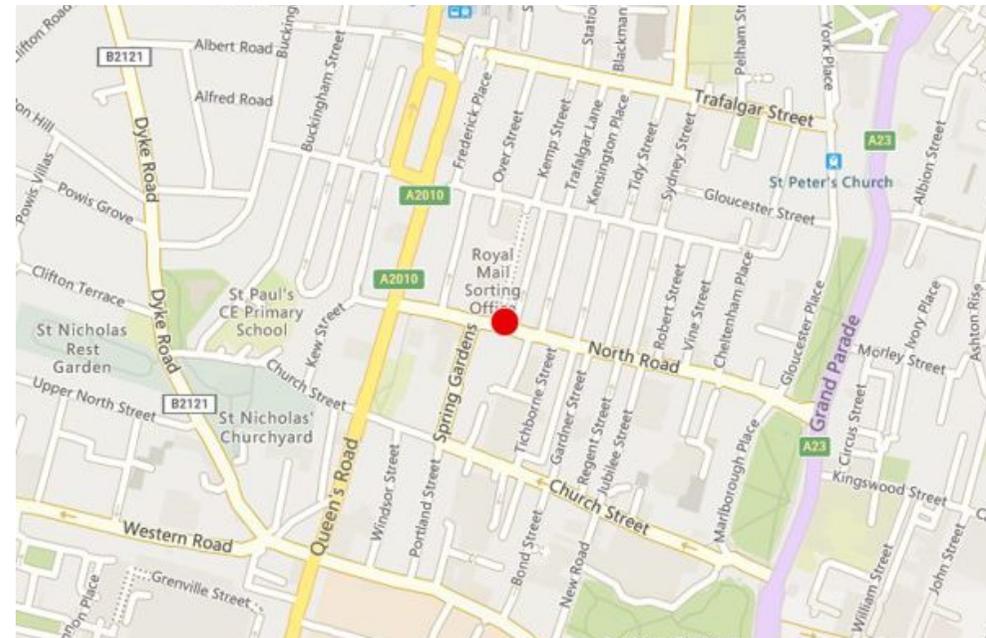




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Location & Situation

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.



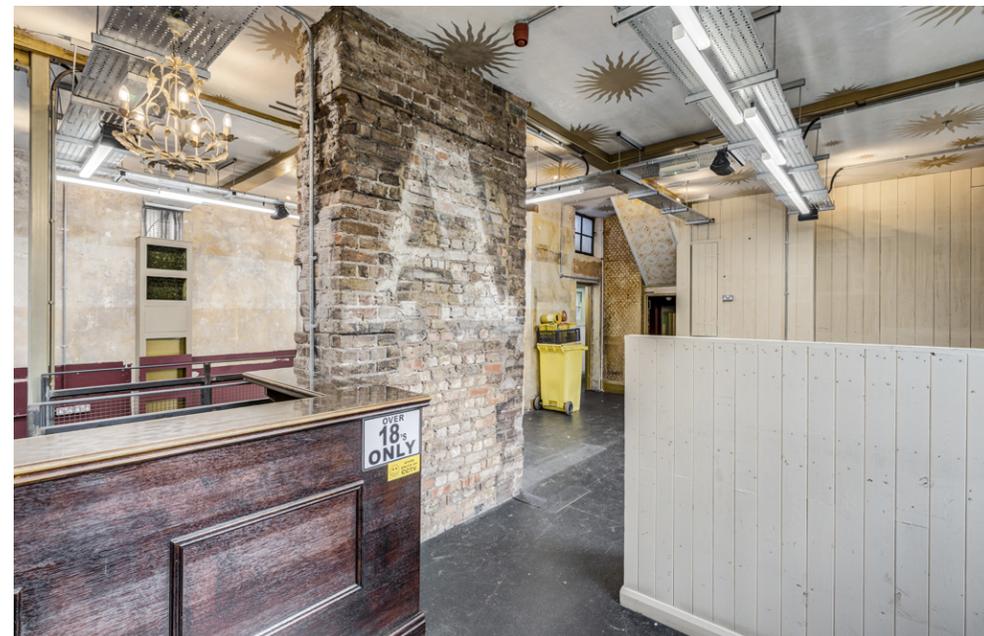


Description & Accommodation

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

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





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Rateable Value

Rateable Value (2023) £19,000

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.





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Terms

The property is available to let by way of a new effective full repairing and insuring lease at a commencing rent of £40,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We are advised the property is not VAT elected.



Further Information

Please contact the sole agents Flude Property Consultants:

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01273 740387

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6 February 2026

