



RETAIL TO LET

52 EAST STREET

Brighton, BN1 1HN

A PRIME WELL FITTED RETAIL UNIT ARRANGED
OVER GROUND, FIRST & SECOND FLOORS

2,925 SQ FT

Eightfold
property

Tel: 01273 672 999

Website: www.eightfold.agency

Summary

Available Size	2,925 sq ft
Rent	£155,000 per annum exclusive of rates, VAT & All other outgoings
Rates Payable	£49,880 per annum based on the 2026 valuation from April.
Rateable Value	£116,000
Service Charge	A service charge will be payable based on a fair proportion of the buildings costs.
VAT	Applicable
Legal Fees	Each party to bear their own costs. however the incoming tenant will need to undertake to pay the landlords legal fees up to £2000 plus VAT if they withdraw from the transaction.
EPC Rating	B (50)

Description

An attractive well sized retail unit arranged over ground, 1st & 2nd floors. Having been occupied by Hugo Boss for many years the property has been well fitted & benefits from much of the former tenants fit out. At present the property has sales on ground & first floor with storage on the 2nd floor.

Location

Located in a premium retail pitch on East Street in the heart of Brighton city centre on the periphery & a short walk away from the seafront & The North Laine, whilst Brighton Mainline station can be accessed within a few minutes. Nearby occupiers include Whittards, French Connection, Charlotte Tilbury, Hotel Chocolat, Russell & Bromley, Nobody's Child, Dishoom, Burger & Lobster & Mac.

Accommodation

The accommodation comprises the following areas:

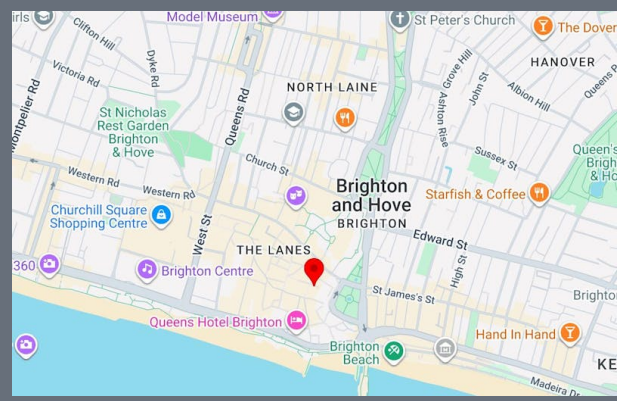
Name	sq ft	sq m
Ground - Ground Floor Retail	1,260	117.06
1st - Retail Sales	1,576	146.42
2nd - Storage	89	8.27
Total	2,925	271.75

Terms

Available by way of a new full repairing insuring lease for a minimum term of 10 years with provision for 5 yearly rent reviews.

AML

As in accordance with regulations the regular ID checks will need to be carried out. Where checks are required there will be a charge of £50 plus VAT per person or £80 per company.



Get in touch

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Energy performance certificate (EPC)

52 EAST STREET BRIGHTON BN1 1HN	Energy rating	Valid until: 6 May 2031
	B	Certificate number: 6399-5420-3318-0176-1176

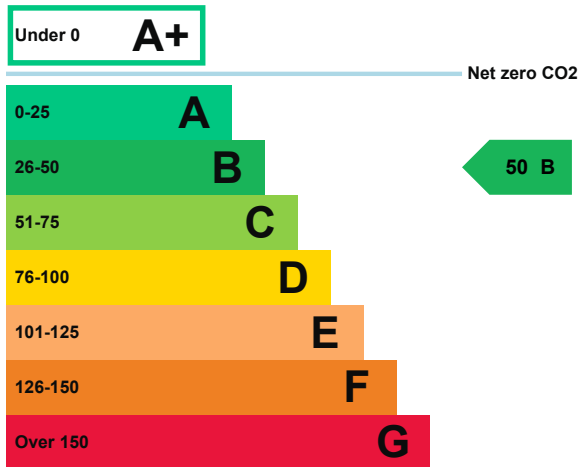
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	307 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	72.78
Primary energy use (kWh/m ² per year)	430

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5585-2647-3426-5718-9171\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jack Symonds
Telephone	02476 233144
Email	info@wensleylawz.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024863
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 April 2021
Date of certificate	7 May 2021

Hugo Boss, 52 East Street, Brighton, BN1

