

TO LET

98–100 London Road, Brighton,
East Sussex, BN1 4JF

SUBJECT TO VACANT POSSESSION



Location

The property occupies a prominent position on the eastern side of London Road, a principal arterial route in and out of the city. It is within a short walk of the main city centre and is situated in an area named by Time Out in September 2025 as one of the '7 Coolest Neighbourhoods in the UK'.

Nearby national occupiers include **The Gym, Co-op, Nando's, Costa, Greggs, KFC, Superdrug** and **British Heart Foundation**. The area also benefits from a strong mix of independent cafés and retailers, together with the Open Market located just a few doors away.

Two public car parks are situated nearby, and the property is well served by numerous bus routes.

Description

The property comprises a double-fronted ground floor retail unit forming part of Abacus House, a prominent building comprehensively rebuilt behind a retained façade in 2014.

The accommodation provides clear, open-plan space and can be subdivided to suit a range of occupier requirements.

Accommodation

Address	Sq M	Sq Ft
Ground Floor	392.33	4,223
Total	392.33	4,223

Rent

£80,000 Per Annum Exclusive

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Business Rates

Business Rates (Nov 2024): **£62,000**

Business Rates (April 2026): **£70,500**

Legal Costs

Each party to be responsible for their own legal costs.

EPC

A copy of the EPC is available upon request.

Viewings

Strictly by appointment with the Joint Retained Agents.

TO LET

98-100 London Road, Brighton,
East Sussex, BN1 4JF

SUBJECT TO VACANT POSSESSION



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson
07831 856 733
scott@creative-retail.co.uk

Guy Sankey
07415 408196
guy@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail