

# 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
<b>Total</b>	<b>392.33</b>	<b>4,223</b>

## Rent

**£70,000** 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.

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