



CHARLECOTE

NEWLY
REFURBISHED
READY FOR OCCUPATION



NORTH LAINE CLASS E UNIT & SELF-CONTAINED MAISONETTE
TO LET
3 TRAFALGAR STREET BRIGHTON BN1 4EQ

- New lease
- Self-contained maisonette
- City centre location near Brighton Station
- No premium

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. The city has a resident population of 289,000.

3 Trafalgar Street is situated on the corner of St George's Mews, close to the junction with the A23 London Road (100m).

Brighton rail station is eight minute's walk (500m, 0.3 miles). There is a local authority car park in Blackman Street (275 spaces, 300m).

NEARBY OCCUPIERS

- Brighton Metropolitan College
- Chutima Therapy
- Burger Nation
- Manju's
- Red Fish Fine Art & Coffee Shop
- Blueberrys Newsagent
- Le Baobab Cuisine
- Trafalgar House Engraving
- Pretty Vacant
- Moksha Caffè
- Ross Pharmacy



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The popular North Laine comprises a cosmopolitan and vibrant mix of some 300 independent retailers, offices, 37 cafes, 22 pubs and four theatres including the Komedia and Brighton Dome.

A location plan and street view can be viewed online by typing in the following postcode: BN1 4EQ.

DESCRIPTION

Ground floor open plan newly refurbished. To the rear is a kitchenette. Externally there is a W.C and part covered storage.

The self-contained maisonette is accessed from St Georges Mews, arranged over first and second floors comprising comprising of two second floor bedrooms, first floor living room, kitchen, bathroom and small utility area.



ACCOMMODATION	sq ft	sq m
Ground Floor	556	51.7
Rear Storage	82	7.6
Maisonette	633	58.8
All areas are net internal		

TERMS

A new FRI lease on terms to be agreed.

RENT

Offers in the region of £32,500 per annum.



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VAT

We are advised that VAT is not chargeable on the rental outgoings.

BUSINESS RATES

Rateable Value: £18,250. UBR 43.2 p (April 2026/27).

COUNCIL TAX

Band A £1,719.63 2026/27

EPC

Ground Floor: Certificate No:4917-1080-8366-4852-2855, rated C 50, valid until 18th April 2033.

First & Second Floors: Certificate No: 0320-2810-3250-2697-7611, rated E 50, valid until 9th May 2033.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

A solicitors undertaking for abortive legal costs is sort for all transactions. Details on application.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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