



**K** Kings  
**Q** Quarter

**Available To Let**  
4,000 – 40,000 sq. ft.

**139-142 NORTH STREET | BRIGHTON | BN1 1RU**

**Prime City Centre Retail and Leisure Opportunities**

**savills**



Ground Floor Proposed.



- Prime North Street frontage, with immediate adjacencies including Decathlon, Sports Direct, TK Maxx, The Ivy and Premier Inn .
- Corner return frontages onto Portland Street and King Place, leading to the 'Brighton Theatre' NCP car park (587 spaces) to the rear.
- A range of split options available, presenting leasing opportunities from 4,000 – 40,000+ sq. ft. GIA.
- Ground floor and basement floors ideally suited for retail and leisure uses, with character features, including three glass dome skylights at ground floor.
- Further opportunities for alternative uses on the upper levels.

**AN ICONIC BUILDING AT THE HEART OF BRIGHTON'S RETAIL AND LEISURE DISTRICT**

**139-142 NORTH ST**



**469,000**

primary catchment population



**11.8 million**

tourists in 2023 contributing c. £1.2bn to local economy



**32,350**

students at Brighton University & University of Sussex



**63 minutes**

from London Bridge



**23 minutes**

from London Gatwick



**Top 10**

UK retail centre (PROMIS)



*"Such is the strength of the city's retail offering, it ranks 10th of the PROMIS centres nationally"*

# RETAIL & LEISURE

Brighton offers a lively and diverse leisure and retail offer, with an enviable stay of premium, boutique and mass-market retailers and food and beverage offers. Such is the strength of the city's retail offering, it ranks 10th of the PROMIS centres nationally.

Multiple retailers and Quick Service Restaurants (QSR) are mostly located along Western Road and North Street where King's Quarter sits, as well as within the 520,000 sq. ft. Churchill Square Shopping Centre (recently acquired by Ingka, where a new IKEA store will be opening).

Brighton's iconic The Lanes and The North Laine areas offer a more vibrant and independent scene. The Lanes is home to designer boutiques, upmarket brands, premium restaurants such as The Ivy, Permit Room and Soho House, together with artisan

bakeries and cafes. The North Laine area includes the Bohemian Quarter, boasting over 300 independent shops offering antiques, vintage fashion and trendy bars and cafes.

Brighton has an enviable cultural and leisure offer, including the iconic Brighton Palace Pier, Theatre Royal Brighton, Sealife Centre, Brighton i360, The Royal Pavillion and Brighton Museum and Art Gallery. This adds to Brighton's appeal for weekend trips and international tourist stays.

The City's vibrant F&B offer is amplified by exceptional home-grown and award winning restaurants, such as those from Black Rock Restaurants Group (Brighton based chef Razak Helalat); Coal Shed, The Salt Room, Burnt Orange and most recently Tutto.

H&M

The Breakfast Club

Permit Room

Boots

Tikmaxx

EST.2011  
BLACK ROCK  
RESTAURANTS

SPORTSDIRECT

ZARA

IKEA

URBAN OUTFITTERS

DECATHLON

THE IVY

SOHO HOUSE

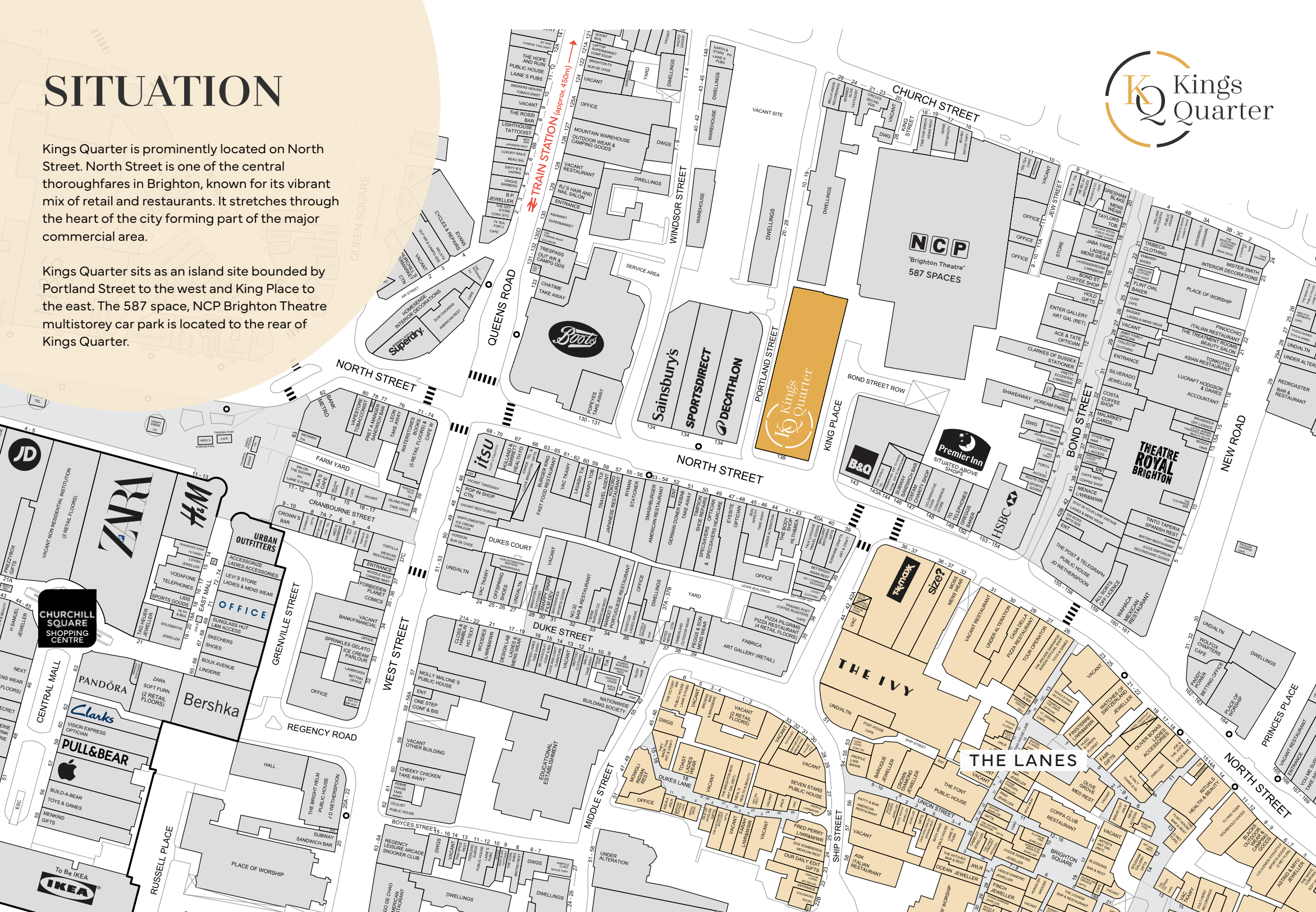
COPPA  
CLUB

wahaca

# SITUATION

Kings Quarter is prominently located on North Street. North Street is one of the central thoroughfares in Brighton, known for its vibrant mix of retail and restaurants. It stretches through the heart of the city forming part of the major commercial area.

Kings Quarter sits as an island site bounded by Portland Street to the west and King Place to the east. The 587 space, NCP Brighton Theatre multistorey car park is located to the rear of Kings Quarter.



# OPPORTUNITY

Kings Quarter is arranged over 6 levels, from basement to 3rd floor.

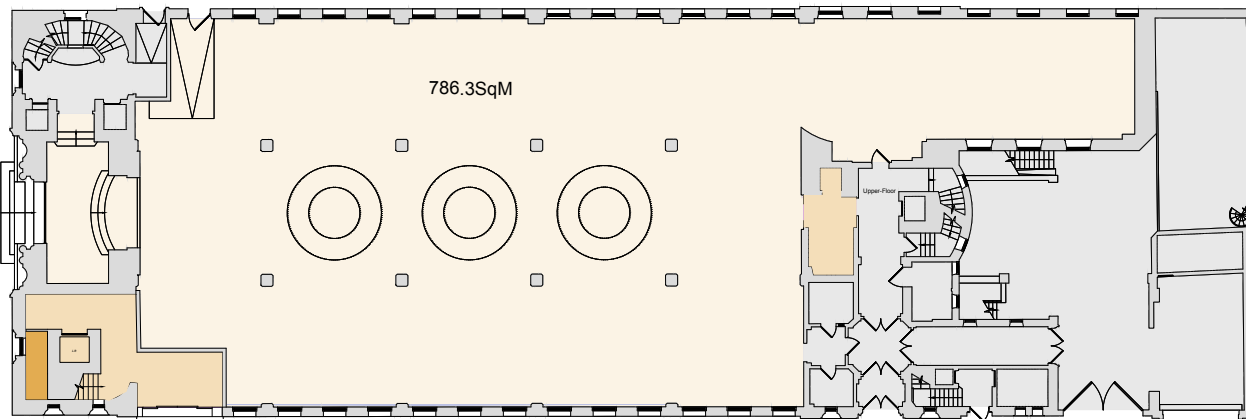
Various splits and configurations can be considered, with retail / leisure uses suitable for basement and ground floor, either let separately or together.

Whilst the upper floors are currently used for offices, these can also be incorporated subject to access and egress considerations.



Ground Floor Proposed.

## GROUND FLOOR



## ACCOMMODATION

Floor	Area (Sq m) (GIA)	Area (Sq Ft) (GIA)
Basement	856.00	9,214
Ground	786.35	8,464
<b>TOTAL</b>	<b>1,642.35</b>	<b>17,678</b>

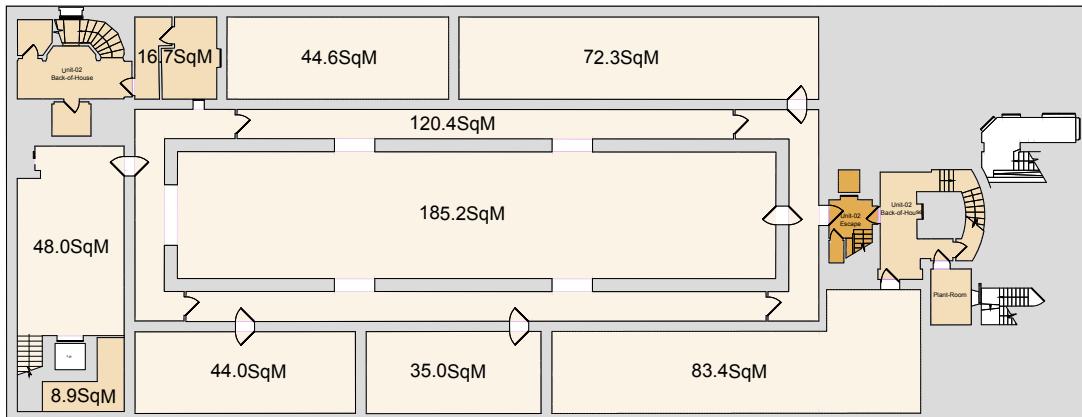
There is a further 26,734 sq. ft. of space across mezzanine, first, second and third floors, which can be incorporated subject to requirements.

# OPPORTUNITY



Proposed external frontages/entrances.

## BASEMENT



Basement Proposed.

## LEASE

The subject property is available by way of a new FRI lease(s) for a term to be agreed.

## RENT

On application.

## RATES

To be re-assessed.

## SERVICE CHARGE

TBC

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

Available on Request

## FURTHER INFORMATION

For further information and/or to arrange an inspection please contact:

### LEISURE/F&B

**Carlene Hughes**  
chughes@savills.com  
07972 000 187

### RETAIL

**Michael Lockhart**  
michael.lockhart@savills.com  
07779 248 780



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4,000 – 40,000 sq. ft.  
(Subject to Vacant Possession)