



TO LET

60 West Street
Brighton, East Sussex, BN1 2RA



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Key Features

- Prime city centre location on Brighton's busy West Street
- Directly opposite the principal entrance to Churchill Square Shopping Centre car park
- High levels of pedestrian footfall and vehicular throughout the day and evening
- Surrounded by national and independent restaurants, bars and leisure operators
- Fitted commercial extraction system
- Open plan trading space ready for a tenant to fitout
- Extensive basement preparation, storage and ancillary accommodation
- New EFRI lease
- Rent £65,000 pax
- Occupiers nearby include Wetherspoon, Subway, Travelodge, Wimpy, Forbidden Planet and Nationwide Building Society





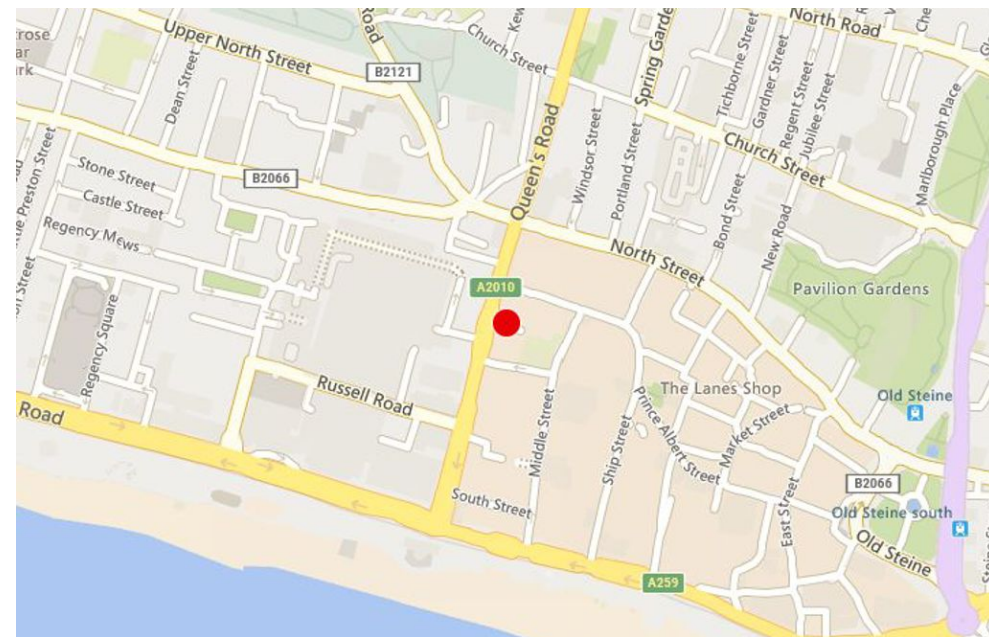
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Location & Situation

The property occupies a prominent position on the southern side of West Street, directly opposite the principal entrance to Churchill Square Shopping Centre, Brighton's primary retail destination.

The surrounding area is well established as a prime retail and leisure pitch, with nearby occupiers including Wetherspoon, Subway, Travelodge, Wimpy, Forbidden Planet and Nationwide Building Society, together with a wide range of national and independent retailers, restaurants and leisure operators.

The location benefits from high levels of pedestrian footfall generated by Churchill Square and the city's wider retail core.





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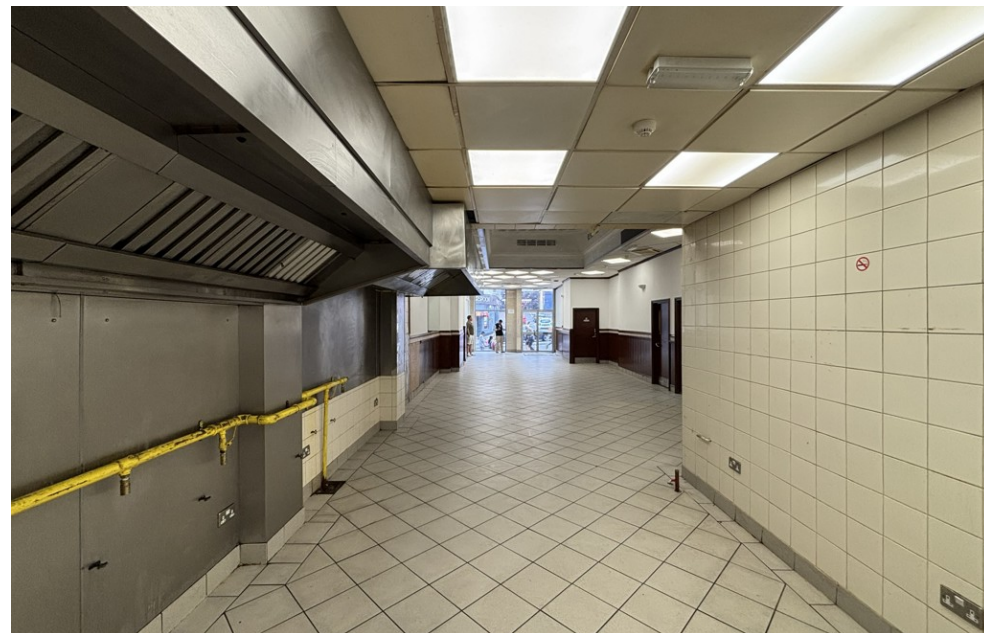
Description & Accommodation

The premises comprises a self-contained retail unit arranged over ground floor, plus basement. It is currently configured as a hot food takeaway/restaurant and provides open plan trading space. To the rear, there is a commercial stainless-steel extraction and is connected to an external extract flue.

In the basement there is ancillary accommodation includes which includes food preparation areas, wash-hand facilities, staff welfare space, storage and WC facilities.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor Sales Area	1,441	133.87
Basement	1,088	101.08
Total	2,529	234.94





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Rateable Value

Rateable Value (2026): £22,750 (excluding the basement)

Occupiers will pay approximately 38% of this per annum.

EPC

We understand the property has an EPC rating of C (expiry date - 10/02/2026).

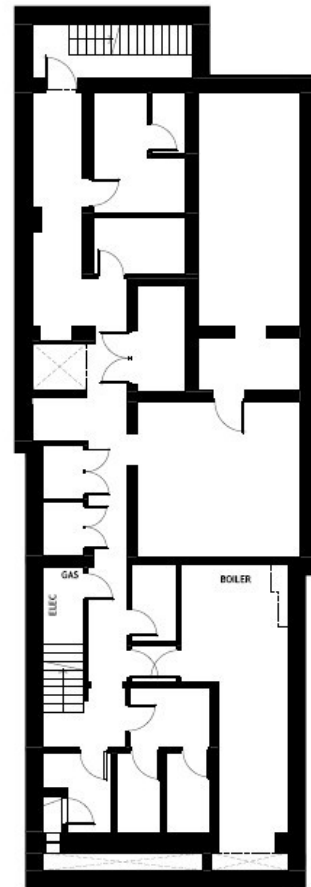
Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

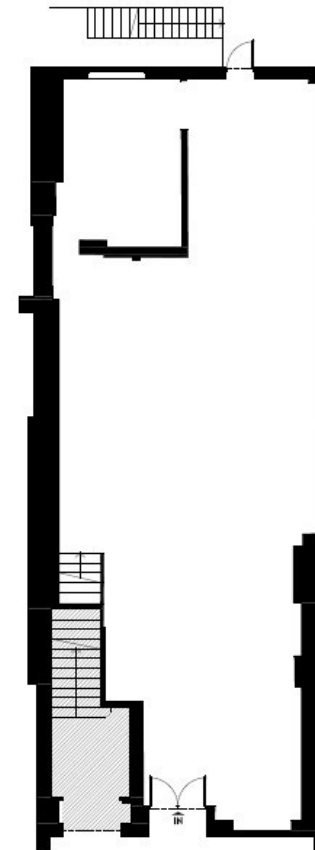




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Basement
149m²



Ground Level
133m²

FLOOR PLAN For identification purposes only.



GOAD PLAN For identification purposes only.



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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £65,000 per annum exclusive.

The building insurance is £1,600 per annum

There is a service charge payable on an ad hoc basis as and when work completes

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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27 July 2026

