

INVESTMENT / DEVELOPMENT
FREEHOLD FOR SALE

8-11 Bond Street & 1 & 4 Bond Street Cottages, Brighton, BN1 1RD

RETAIL INVESTMENT / DEVELOPMENT OPPORTUNITY
Producing a highly reversionary income
Asset management opportunities to increase rents to £215,000 pax or more
Future potential for a variety of uses including residential
Offers invited in excess of £2,200,000

Prime Freehold Retail Investment with Potential for Future Development

August 2026

INVESTMENT SUMMARY

- Brighton is one of the UK's most established retailing destinations, renowned for its diverse culture, tourism and lifestyle appeal.
- Bond Street is regarded as one of the best North Laine locations
- Located directly to the east of the Church Street NCP car park (587 spaces)
- Significant, unrealised future development / conversion potential.
- Total income currently £121,122 per annum.
- **Potential to increase to rental income to £225,000 per annum.**
- Offers are invited *in excess of* £2,200,000.

LOCATION

Brighton is one of the south east's most vibrant and attractive coastal cities, benefiting from strong connectivity to London, Gatwick and the wider region. The city is renowned for its diverse retail offer, drawing from a wide catchment including a large and affluent resident population, significant student presence, and consistently strong tourist footfall. Brighton continues to benefit from ongoing investment across the city centre, alongside a strong pipeline of residential and mixed-use development, further enhancing its appeal as a key retail and leisure destination in the South East.

SITUATION

Bond Street is located in the heart of Brighton's prime retail core and the principal entrance from North Street into the North Laine. The area is known for its boutique environment, attracting a strong mix of independent operators, niche retailers and high-quality national brands. Nearby occupiers include a variety of established retailers, cafés and restaurants including Ace & Tate, Gresham Blake, Badger and Flint Owl Bakery.

Bond Street Cottages, is the road name of the publicly adopted twitten which runs east west to the south of 10 Bond Street.

DESCRIPTION

The properties for sale comprise seven commercial buildings, some with residential content, on the western side of Bond Street, variously arranged over basement, ground, first, second and third floors.

1 Bond Street Cottages is contiguous with and to the rear of 9 Bond Street. Bond Street Cottages 2, 3 and 3a are not included in the sale.

4 Bond Street Cottages is located to the north of the adopted twitten, that is called Bond Street Cottages, at the western end and comprises, ground and first floor accommodation which is currently interconnected into 11 Bond Street but has potential to be self-contained. There is a yard to the east of 4 bond street cottages and there is a pedestrian and vehicular right of way for any use across the yard.

The buildings in 1-3 Bond Street Row are contiguous with, and to the rear of, 8 Bond Street.

RETAIL TRANSACTIONS / EVIDENCE IN BOND STREET

National retailers have recently chosen to locate in Bond Street including **Animal Clothing, Jimmy Fairly** and **Finisterre**. These transactions demonstrate recently achieved rental values of between £95 and £130 ZA.

OPPORTUNITY AND POTENTIAL

We consider the commercial rents are highly reversionary, and in addition to this, further rents could be collected from new residential accommodation, that could be provided in the upper parts and / or at 4 Bond Street Cottages.

ADDRESSS	TENANT	RENT (PAX)	LEASE	DATE	RENT (£ ITZA)
12/13 Bond Street	Animal	£115,000	10 years	2025	£95.25
29 Bond Street	Finisterre	£60,000	10 years	2024	£109.25
27/27b Bond Street	House of Pecksniffs	£71,000	15 years	2023	£118.75
28 Bond Street	Jimmy Fairly	£45,000	10 years	2022	£131

DATA ROOM

To view the data room click here.

VAT

The property is not elected for VAT and VAT will not be chargeable on the terms quoted.

EPC

The EPC certificates are available in the data room.

PROPOSAL

Offers are invited ***in excess of*** **£2,200,000.**

VIEWINGS – 01273 876200

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Property	Tenant	Lease start	Break	Rent Review	Expiry	Rent (pax)	ITZA GF ONLY	Term	L&T ACT 1954	Comments	ERV*
8 Bond Street	Vacant	n/a	n/a	n/a	n/a	n/a	304	n/a	n/a	Vacant	
8 Bond Street (First floor)	Private individual	19/04/26	n/a	n/a	n/a	£5,577	-	n/a	No	Tenancy at Will.	
8 Bond Street (Second floor)	Private individuals trading as Warren & Tapp	19/04/26	n/a	n/a	n/a	£8,942	-	n/a	No	Tenancy at Will.	
8 Bond Street Row	Gold Crest Contractors Limited	20/04/26	n/a	n/a	n/a	£11,753	-	n/a	No	Tenancy at Will.	£77,605
9 Bond Street	Hugo Morris Limited	01/06/23	No	Upwards only rent review 01/06/28	31/05/33	£17,500	194	10	Yes	Bespoke Tailor and Shirtmaker.	£24,310
1 Bond Street Cottages	Private individual	13/10/23	13/10/28	Upwards only CPI-linked rent reviews at every 3rd anniversary of the term.	12/10/33	£7,000	-	10	Yes	Tattoo Studio	£8,000
10 Bond Street	English Eccentrics Ltd	04/03/2019	03/03/22 (not exercised)	04/03/24	03/03/26	£33,750	343	7	Yes	Tenant holding over and has expressed interest in a new lease.	£56,254
11 Bond Street	Tannegate Limited	01/07/2017	None	01/07/22	30/06/27	£30,500	572	10	Yes	Tannegate limited trade as Clarkes Stationers.	£24,465
4 Bond Street Cottages	Tannegate Limited	01/07/2017	None	01/07/22	30/06/27	£6,100	-	10	Yes	In their public accounts from 31/12/2024 Tannegate Limited had net assets of c. £2.3m. The tenant is no longer trading at the property. The lease is FRI.	£25,000
					TOTAL RENTS CURRENTLY RESSERVED	£121,122				**TOTAL ERV**	**£215,634**

*Assumes £115 ZA on retail, and on 4 Bond Street Cottages, £25,000 pa assuming conversion to offices, other Class E or residentail. In addition there is potenital for residential units and other uses behind and above both 8 and 11 Bond Street.

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AREA SCHEUDLE	SQ M	SQ FT	ITZA*
8 Bond Street			
Ground floor	56.67	610	304
First Floor	43.66	470	
Second floor	40.69	438	
Basement	39.11	421	
Garage	16.07	173	
TOTAL	**196.20**	**2,111**	
8 Bond Street Row			
Ground floor	42.08	453	
First Floor	50.07	539	
Garage	36.60	394	
TOTAL	**128.76**	**1,386**	
9 Bond Street			
Ground floor	19.68	211	194
First floor	19.30	208	
Second floor	19.20	206	
Basement	17.77	191	
TOTAL	**75.95**	**816**	

	SQ M	SQ FT
GRAND TOTAL	**964.58**	**10,382**

	SQ M	SQ FT	ITZA*
10 Bond Street			
Ground Floor	49.46	532	343
Basement	11.25	120	
Residential (GIA)	116.93	1,258	
TOTAL	**177.64**	**1,910**	
11 Bond Street			
Ground Floor	141.25	1,520	572
Basement	54.14	583	
First Floor	141.50	1,523	
Second Floor	26.34	283	
Third Floor	7.84	85	
TOTAL	**371.07**	**3,994**	
1 Bond Street Cottages			
Ground	18.04	194	
First	10.02	108	
Second	10.75	115	
TOTAL	**38.81**	**417**	
4 Bond Street Cottages			
Ground floor	67.21	723	
First Floor	37.70	406	
TOTAL	**104.91**	**1,129**	

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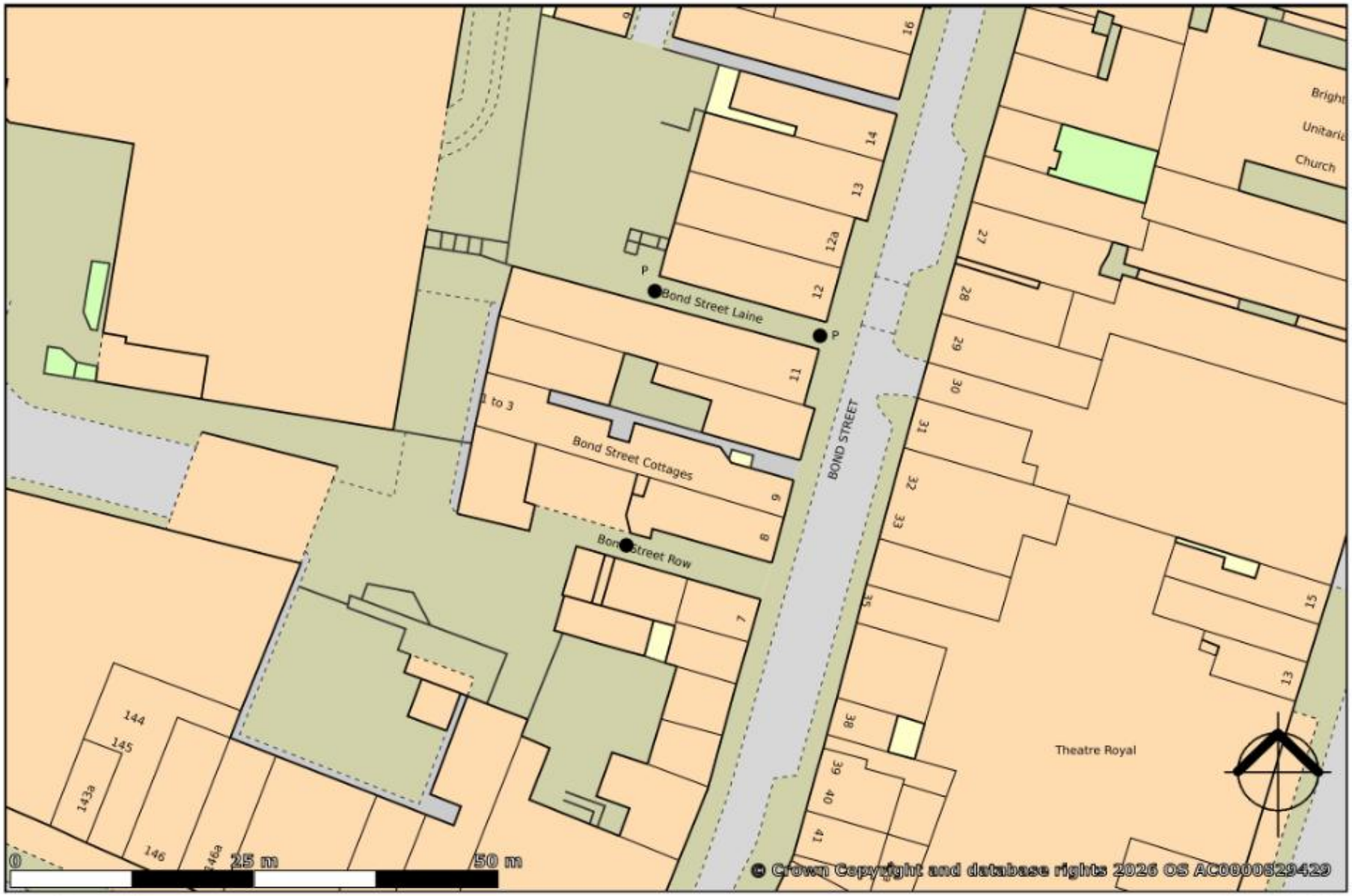
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Plotted Scale - 1:624

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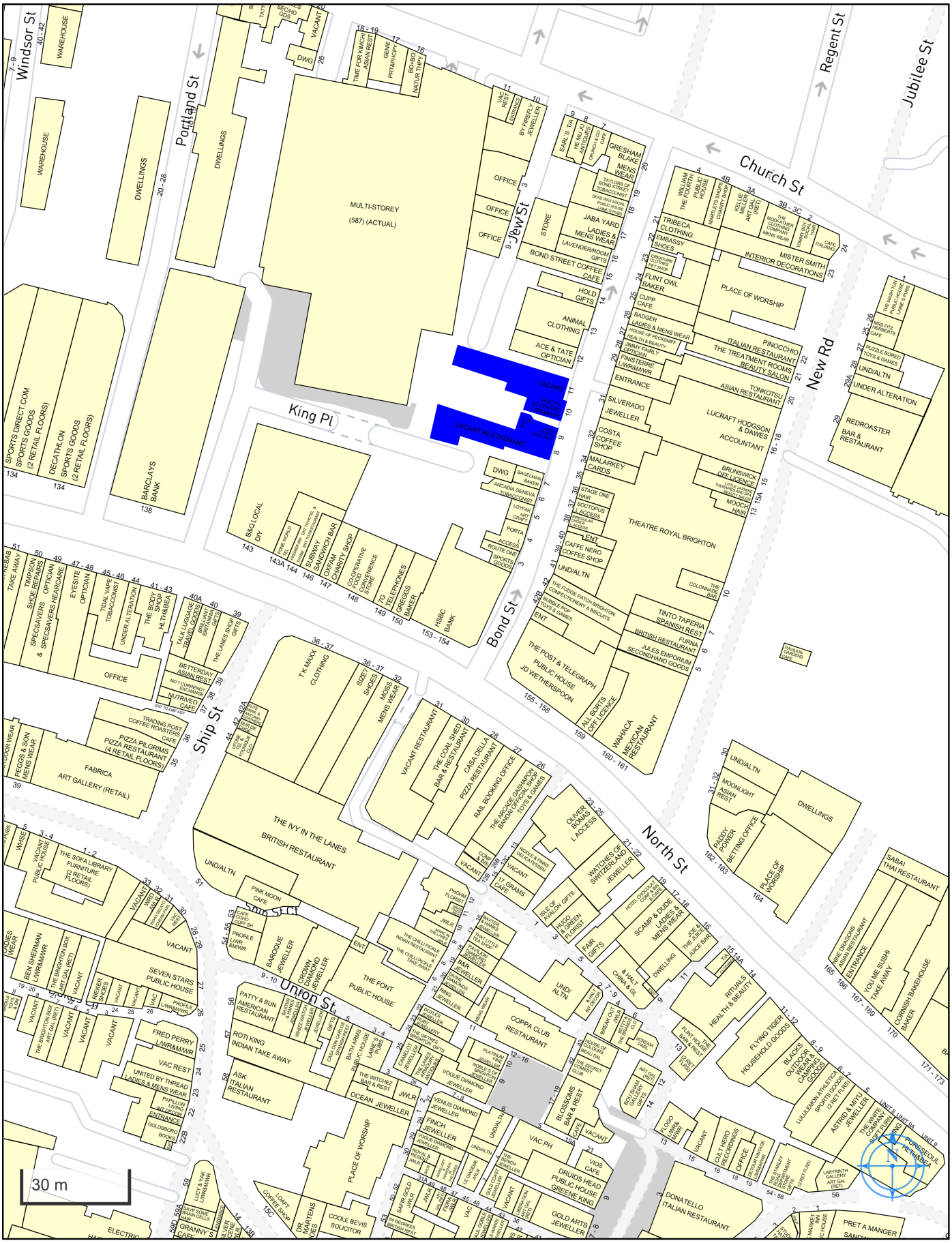
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Brighton Central (8-11 Bond Street)

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Ordnance Survey

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