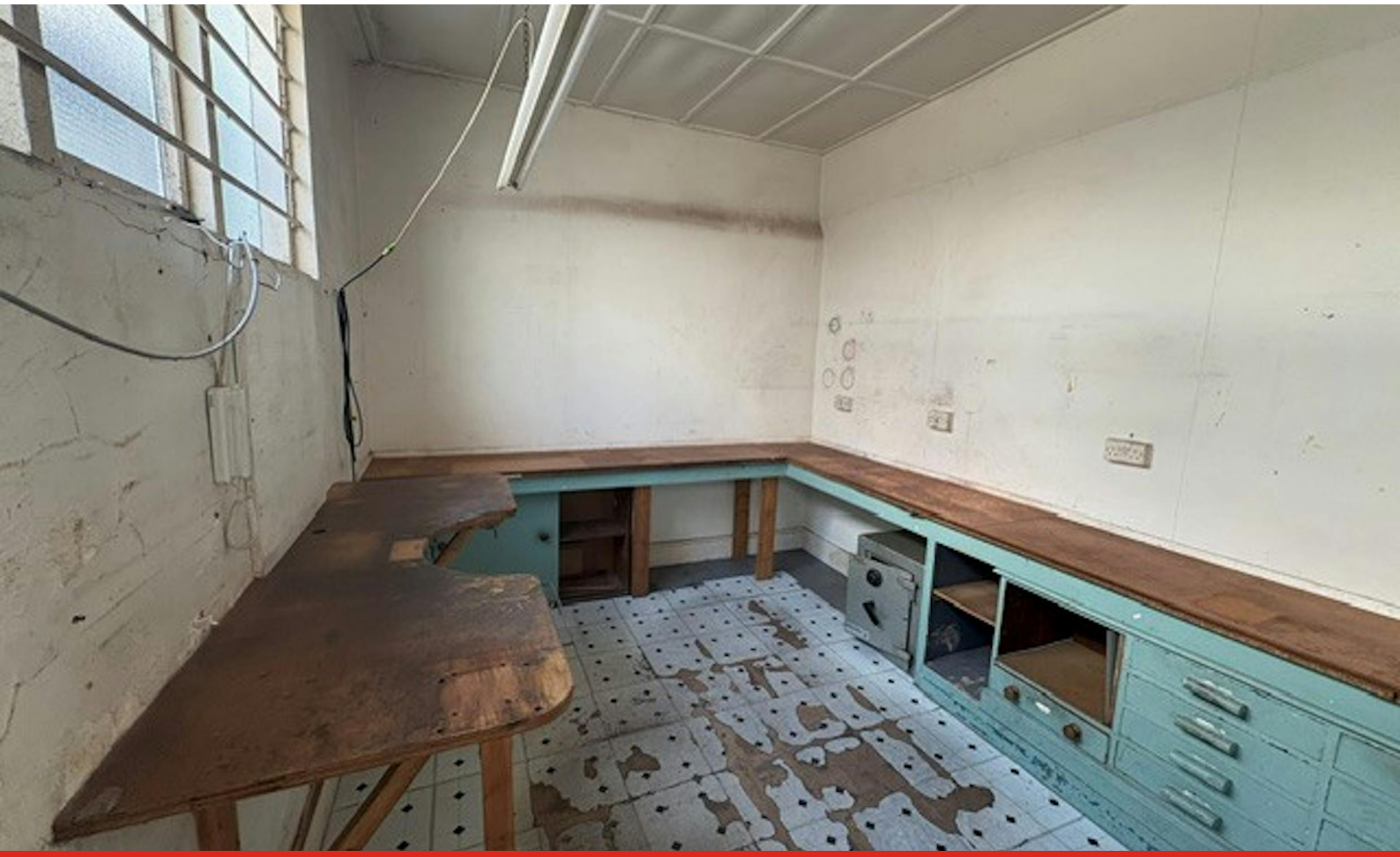
GRAVES SON & PILCHER

To Let



City Centre Workshops or Storage

Rear of 57 Ship Street
Brighton, BN1 1AF

Industrial / Warehouse

TO LET

623 sq ft

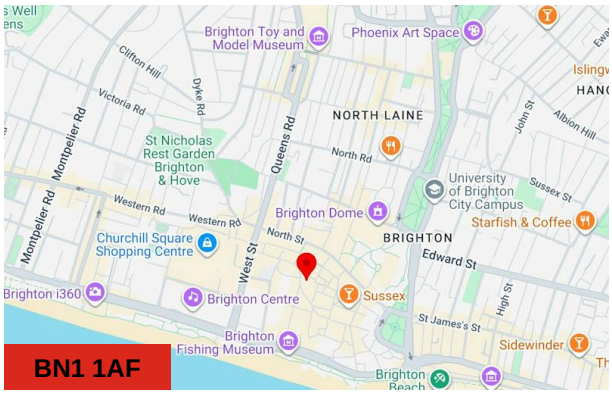
(57.88 sq m)

- Workshop/ Storage
- Accessed from Ship Street
- 3 x workshops & central courtyard
- Water supply in each unit
- Requires modernising

Rear of 57 Ship Street, Brighton, BN1 1AF

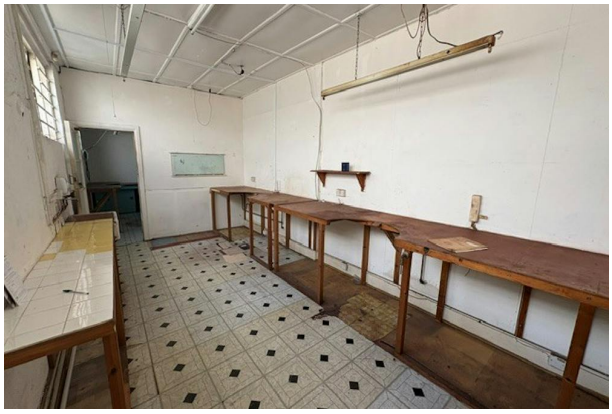
Summary

Available Size	623 sq ft
Rent	£10,000 per annum
Rateable Value	£11,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (87)



Description

A rare opportunity to occupy centrally located workshops in a central and vibrant location. The property is laid out as 2 smaller workshops and one large room, previously used as a jewellers workshop. Each unit has a water supply and access to the central courtyard where there is a W/C. It would be ideal for a small business who requires workspace and storage space in Brighton. The units require some upgrading internally. There is an intercom servicing the units to give access.



Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Workshop 1	132	12.26
Workshop 2	115	10.68
Workshop 3	376	34.93
Total	**623**	**57.87**



Location

The workshops occupy a tucked away position to the rear of Roti King Brighton on Ship Street, in the heart of Brighton's vibrant Lanes distrcit. The surrounding area is home to a diverse mix of independent retailers, cafés, restaurants, bars, galleries, and leisure operators, all benefiting from the strong footfall and unique character for which The Lanes are renowned. Nearby occupiers include a range of established hospitality and retail businesses, creating a lively and attractive commercial environment. Brighton Railway Station is approximately 0.7 miles away and provides regular rail services to London, Gatwick Airport, and destinations across Sussex. The seafront, Churchill Square Shopping Centre, and the city centre are all within easy walking distance.

Terms

A new full reparing & insuring lease for a term to be agreed at a commencing level of £10,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party to be responsible for their own legal fees. The property may be elected for VAT and therefore VAT may be payable on the terms quoted.

Viewing & Further Information



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Generated on 19/11/2026