

# Lot 13, Beyond Retro, 23 Gloucester Road, Brighton, East Sussex BN1 4AD

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Well Located Retail Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Well Located Retail Investment

- Let to BR Retail Limited (t/a Beyond Retro) until October 2034 (no breaks)
- Prominent triple fronted corner retail unit in the heart of the North Laine district
- Annual RPI-linked rent reviews
- Affluent and vibrant south coast city centre location
- Approx. commercial floor area of 267.53 sq m (2,879 sq ft)
- Nearby occupiers include Wagamama, Bill's, Las Iguanas, Starbucks Coffee and a range of other local retailers, pubs, bars & restaurants

**Lot**  
13

**Auction**  
11th June 2026

**Rent**  
£98,305 per Annum Exclusive

**Status**  
Available

**Sector**  
Retail, High Street Retail

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 12 miles east of Worthing, 21 miles west of Eastbourne, 54 miles south of Central London

**Roads** A23, A27, A270, M23 (Junction 1)

**Rail** Brighton Railway Station (55 mins to London Victoria)

**Air** Brighton City Airport

### Situation

Brighton is a vibrant and affluent south coast city, renowned for its tourism, retailing and leisure amenities, located approximately 54 miles south of London. The property occupies a prominent corner position on Gloucester Road, within the heart of the popular North Laine district, one of the UK's most established and distinctive retail and leisure destinations. The property is situated within a 5 minute walk of Brighton Railway station and the University of Brighton City Campus. Nearby occupiers include Wagamama, Bill's, Las Iguanas, Starbucks Coffee and a range of other local retailers, pubs, bars & restaurants.

### Tenure

Virtual Freehold. 999 years from 02/03/2006 at a ground rent of £250 per annum.

### EPC

Band B

### Description

The property comprises a substantial triple fronted ground floor retail unit forming part of a larger building.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	267.53	(2,879)	BR RETAIL LIMITED (t/a Beyond Retro)	15 years from 11/10/2019	£98,305.55	11/10/2026 and annual RPI linked increased thereafter capped and collared at 1% and 4%
<b>Total Approximate Floor Area</b>		<b>267.53</b>	<b>(2,879)</b>			<b>£98,305.55</b>	

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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## Contacts

### Acuitus

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