



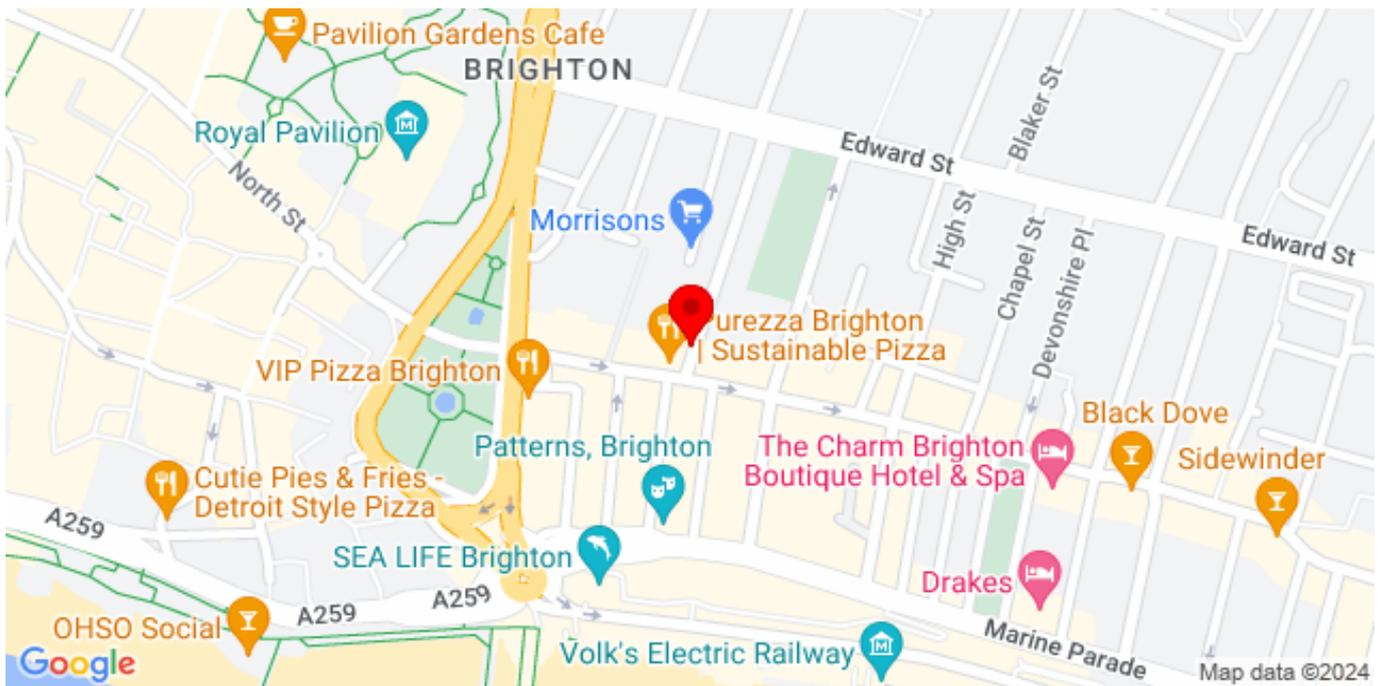
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3 George Street, Brighton, BN2 1RH  
LEASE AVAILABLE: KEMPTOWN LICENSED PREMISES

# LOCATION



George Street is a well-connected location that links St James's Street to Edward Street, placing it in close proximity to Brighton Seafront and the City-Centre. While St James's Street is known for its popular high street brands, including Sainsbury's Local, Starbucks, Superdrug, and Morrisons, George Street offers a vibrant residential community and a mix of independent retail shops, eateries, and public houses that add character to the area.

Edward Street is home to a number of offices, including the European Headquarters of American Express, and also boasts an array of retail destinations. The new Edward Street Quarter development adds to the appeal of the area, offering 125,000 sq ft of Grade A office space, leisure, retail opportunities, and additional residential accommodation.

## Description

This newly refurbished licensed premises is situated in a prime location in Kemptown, adjacent to St James' Street, Brighton. The property is surrounded by a bustling parade of local and independent retailers and benefits from a strong residential mix.

Located just a 5-minute walk from Brighton Seafront and the new commercial/residential development of Edward Street Quarter, this property is in the heart of Brighton's most dynamic and exciting area. The Edward Street Quarter is the largest development in Brighton in the last 25 years, making this an ideal opportunity to acquire a highly desirable property in an area of significant growth and development.

## Key Features

- Retail/Takeaway/Bar/Cafe Opportunity
- Kemptown Location
- Adjacent to St James' Street & Edward Street Quarter
- Licensed Premises

## Accommodation

Ground Floor: 312.26 sq ft (29.01 m<sup>2</sup>)

- Maximum Internal Width - 3.40m
- Maximum Internal Depth - 10.31m

Attractive shopfront with a bar/serving area (approx 6 stools) and rear seating (approx 14 seats), W/C and fire exit.

Basement: 264.47 sq ft (24.57 m<sup>2</sup>)

- Functioning extraction system
- Double deep fryers
- Stainless steel sink unit
- Double fridge freezer
- Double induction 'Buffalo' heaters
- Various stainless steel worktops
- Storage areas
- Partly-tiled

**Total Accommodation: 576.73 sq ft (53.58 m<sup>2</sup>)**

## Lease

A lease which runs for 10 Years from 20th September 2016.

The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).



## Rent Review

TBC.

## Repairing Liability

Full Repairing & Insuring lease.

## Premium

Guide Premium of £25,000 (twenty-five thousand pounds).

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £9,600
- Valid from 1 April 2023 to present

The potential benefit from Small Business Rates Relief.

## VAT

The building has not been elected and therefore VAT will not be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins (01273 701070).











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