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5 & 20 Brighton Square, Brighton, BN1  
1HD

TO LET: PRIME RESTAURANT SPACE AVAILABLE IN CENTRAL BRIGHTON

# LOCATION



Nestled in the vibrant heart of Brighton's renowned Lanes district, this prime location is positioned between the longstanding Brighton Square and the newly developed speciality retail hub of Hannington Lane. Benefiting from continuous foot traffic throughout the day, the area draws in a steady influx of tourists and locals alike.

Across the way lies the esteemed Coppa Club restaurant, while neighbouring establishments boast equally prestigious names such as the Gingerman Group, Brass Monkey, Watches of Switzerland, Hotel Chocolat, Oliver Bonas, and Habitat, among others.

## Description

A unique opportunity to acquire prime restaurant premises in the heart of Brighton with all the necessary licenses and ready for immediate trade.

The premises benefit from a rear first-floor fully fitted kitchen, open plan seating arrangement with outside seating, extensive storage and office facilities, suitable A/C units, multiple WCs, integrated sound system and CCTV.

## Key Features

- Ground and First-Floor restaurant with a fully equipped rear kitchen
- Favourable alcohol license
- First Floor outdoor seating
- Versatile and flexible space available

## Accommodation

### Ground Floor

- **Trading Area:** 934 sq ft (86.8 m<sup>2</sup>)
- **Basement:** Storage and WC facilities.

### First Floor

- **Rear Kitchen:** 734 sq ft (68.2 m<sup>2</sup>) with access to a side external refuse area, equipped with a comprehensive modern extraction system, pizza ovens, commercial-grade fridges/freezers, a walk-in cold room, durable industrial flooring, and several stainless steel preparation stations.
- **Trading Area:** 1,357 sq ft (126.1 m<sup>2</sup>) including outside seating (777 sq ft / 72.2 m<sup>2</sup>), multiple WCs, storage, and an office facility.

**Total Accommodation: 3,025 sq ft (281.1 m<sup>2</sup>)**

The current restaurant layout accommodates approximately 150 covers, plus additional outdoor seating, and features a mix of banquet seating, free-standing tables and chairs, and a fully licensed bar.

This property offers a fantastic opportunity for the new owner to renovate and upgrade the space to suit their vision.

## Lease

A new lease is available on flexible leasing terms.



Guide Rental Level: £89,000 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

An effective Full Repairing & Insuring lease by way of service charge contribution.

Further details are available on request.

## Premium

£80,000 (eighty thousand pounds) - For the benefit of the lease, license and all quality restaurant fixtures and fittings which would suit a variety of operators.

## Business Rates

### **Unit 20 (Ground Floor), Brighton Square, Brighton, BN1 1HD**

- Billing Authority: Brighton & Hove
- Description: Offices, shop and premises
- Rateable Value: £39,000
- Valid from 1 April 2023 to present

### **Unit 5 (First Floor), Brighton Square, Brighton, BN1 1HD**

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £64,000
- Valid from 1 April 2023 to present

To be reassessed.

## VAT

The building has been elected and therefore VAT will be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees.

## Viewing Arrangements

Strictly via prior appointment through sole joint agents Graves Jenkins (t: 01273 701070) and Graves Son & Pilcher.

















GET IN TOUCH  
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