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3,5 & 20 Brighton Square, Brighton, BN1  
1HD

TO LET: PRIME & VERSATILE RESTAURANT SPACE IN THE HEART OF  
BRIGHTON

# LOCATION



Located in the heart of Brighton's renowned Lanes district, 3, 5 & 20 Brighton Square offer a high-footfall, high-visibility opportunity for restaurant operators seeking a vibrant and established dining destination. Positioned between the longstanding Brighton Square and the newly developed Hannington Lane, this location benefits from consistent pedestrian traffic throughout the day, drawing in a steady mix of tourists, shoppers, and locals.

Surrounded by a thriving food and beverage scene, neighbouring operators include Coppa Club, Burger & Lobster, Giggling Quid, Donatellos, The Breakfast Club, Brass Monkey, and Hotel Chocolat, alongside premium retailers such as Watches of Switzerland, Oliver Bonas, and Habitat.

With its bustling atmosphere, affluent customer base, and strong hospitality presence, this prime restaurant space presents an exceptional opportunity for an ambitious operator looking to establish or expand in one of Brighton's most sought-after dining and leisure destinations.

## Description

A prime restaurant opportunity in the heart of Brighton's Lanes, benefiting from high footfall and surrounded by established operators such as Coppa Club, Donatello, and Burger & Lobster.

The fully licensed premises offer flexible accommodation from 2,091 sq ft (194.3 m<sup>2</sup>) to 3,577 sq ft (332.3 m<sup>2</sup>) and ready for immediate trade, featuring a rear first-floor fully fitted kitchen, open-plan seating with outdoor space, extensive storage and office facilities, A/C units, multiple WCs, an integrated sound system, and CCTV.

## Key Features

- Prime Licensed Restaurant Opportunity
- First-Floor Terrace with Outdoor Seating
- Flexible Accommodation from 2,091 sq ft to 3,577 sq ft
- Sought-After Location in Brighton's Vibrant Lanes

## Accommodation

### Ground Floor - 1,224 sq ft (113.7 m<sup>2</sup>)

- **Unit 20 Trading Area:** 934 sq ft (86.8 m<sup>2</sup>)
- **Unit 3 Trading Area:** 290 sq ft (26.9 m<sup>2</sup>)

### First Floor (Unit 5) - 2,091 sq ft (194.3 m<sup>2</sup>)

- **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 (890 sq ft / 82.7 m<sup>2</sup>), multiple WCs, storage, and an office facility.

**Basement - 262 sq ft (24.3 m<sup>2</sup>)** - Storage and WC facilities.

**Total Accommodation: 3,577 sq ft (332.3 m<sup>2</sup>)**

The current restaurant layout accommodates approximately 180-200 covers, plus additional outdoor seating (890 sq ft / 82.7 m<sup>2</sup>), 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.

## License





Licensed for on and off-site alcohol sales and the performance of recorded music, with permitted opening hours:

- Monday – Saturday: 10:00 AM – Midnight
- Sunday: 10:00 AM – 11:30 PM

## Lease

A new lease is available on flexible terms.

Guide Rental Level: £101,000 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

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

Additional details are available upon request.

## Premium

Price on application.

For the benefit of the lease, license, and high-quality restaurant fixtures and fittings, offering a turnkey opportunity suitable for a variety of operators.

## Business Rates

The business rates are to be reassessed.

## VAT

VAT will be payable on the terms quoted.

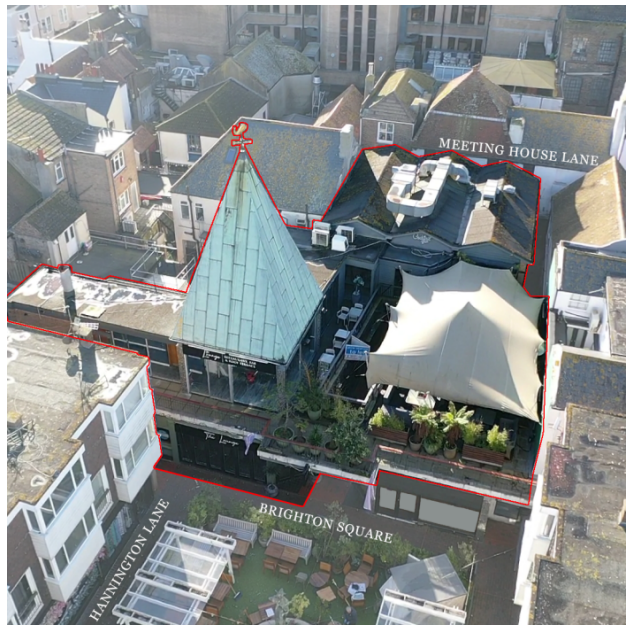
## Legal & Professional Fees

Each party is to pay their own legal and professional fees incurred.

## Viewing Arrangements

Strictly via prior appointment through Sole Joint Agents Graves Jenkins (t: 01273 701070) and Graves Son & Pilcher.

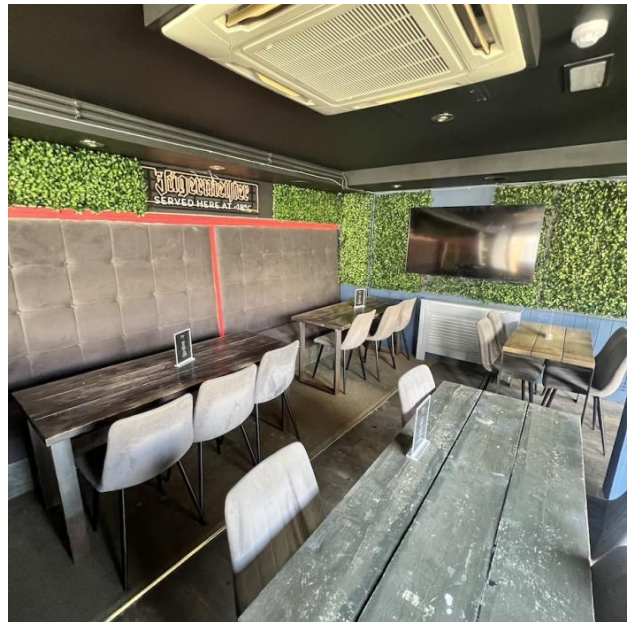






















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