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8 Pool Valley, Brighton, BN1 1NJ

LEASE FOR SALE: FULLY FITTED TAKEAWAY UNIT BY BRIGHTON  
SEAFRONT

# LOCATION

Situated just off the iconic Brighton Seafront and adjacent to the main national bus and coach terminus, these premises are within easy walking distance of several renowned landmarks, including the Old Steine, Brighton Pier, and the popular retail areas of East Street and Brighton Lanes.

Nearby establishments include The Mock Turtle, Boho Gelato, East Street Tap, Toni & Guy, The Bok Shop, Pitcher and Piano, Barbour, REISS, English's of Brighton, and Russell & Bromley.



## Description

A fully equipped and recently renovated takeaway/restaurant spanning the ground and lower ground floors, ready for immediate operation. Strategically located near the iconic Brighton Seafront, it features outdoor seating and the potential for extended operating hours.

This premises offers a unique trading opportunity for various operators at a relatively low start-up cost.

## Key Features

- Reduced premium
- Fully equipped with modern extraction system
- Prime location near Brighton Seafront
- Recently renovated with contemporary features
- Eligible for Small Business Rates Relief
- Potential for extended operating hours

## Accommodation

Arranged over Ground and Basement floors, with attractive shopfront all arranged as follows.

- Ground Floor Trading Area: 298 sq ft (27.7 m<sup>2</sup>)
- Basement: 185 sq ft (18.2 m<sup>2</sup>) - with rear WC, storage facilities and stainless steel preparation surfaces.

**Total Accommodation: 483 sq ft (44.9 m<sup>2</sup>)**

Equipped with the following amenities.

- Comprehensive modern extraction system
- Full-service bar
- Sliding double-door bottle cooler
- Two Buffalo single-tank, single-basket countertop fryers
- Commercial refrigerators and freezers
- Multiple commercial refrigerator counters
- Nisbets countertop griddle
- Durable kitchen flooring
- Two single-bowl commercial sinks
- Commercial shelving units

## Lease

Held for a term of 5 years beginning on, and including, 1st September 2021.

Passing rent - £20,000 per annum, exclusive (payable in advance on the usual quarter days).

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



A new lease will be available on flexible leasing terms.

## Rent Review

N/A.

## Repairing Liability

Internal Repairing (to include shopfront) and Insuring.

## Premium

£10,000.

For the benefit of the lease, license and quality restaurant fixtures and fittings which would suit a variety of operators.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £11,250
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## VAT

VAT is not payable on the terms quoted.

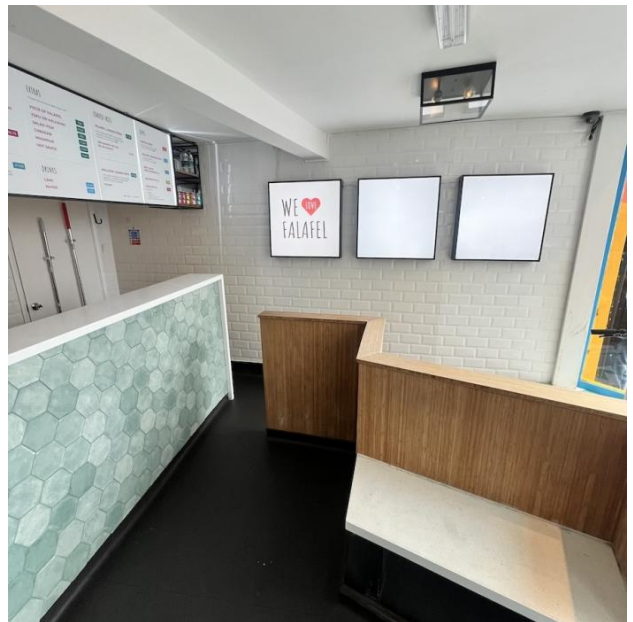
## Legal Fees

Each party is to pay their own.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).













GET IN TOUCH  
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