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165-169 Prince's Place, Brighton, East
Sussex, BN1 1EA
TO LET: PRIME RESTAURANT IN CENTRAL BRIGHTON

LOCATION



Located in the heart of Brighton, this property is situated just off North Street on Princes Place, an attractive semi-pedestrianised street that leads to the stunning Royal Pavilion and its surrounding gardens.

The premises are also adjacent to The Lanes, a vibrant area known for its high foot traffic and diverse mix of independent boutiques, vintage shops, trendy restaurants, and cafes, alongside premium office spaces. This bustling area features a blend of local traders and nationally recognised brands, including Lululemon, Timpson, Flying Tiger, The White Company, Oliver Bonas, Lloyds Bank, Giggling Squid, All Bar One, Yo! Sushi, Joe & The Juice, and many more.

Just a short walk to the west lies Churchill Square Shopping Centre, while Brighton Pier and the Seafront are only a 5-minute stroll to the south. Additionally, the historic Brighton Theatre Royal, one of the oldest and most esteemed theatres in the country, is just around the corner.

Description

A rare opportunity to acquire prime and established restaurant premises, currently trading as Sabai Thai Gastrobar, with all the necessary licenses and ready for immediate trade.

The premises feature a fully equipped rear kitchen with a modern extraction system, an open-plan dining area, a full-service bar, outdoor seating, ample storage, air conditioning, multiple WCs, an integrated sound system, and CCTV security.

Key Features

- City Centre and Established Ground Floor Restaurant
- Fully Equipped Rear Kitchen with Full-Length Modern Canopy
- Licensed Premises
- Outdoor Seating
- Potential to Expand

Accommodation

Ground Floor

Open Plan Dining Area – 736 sq ft (68.4 m²) to include a small office/staff storage (25 sq ft / 2.3 m²), a full-service bar and multiple WCs.

- Internal Width (Max): 18'3"
- Internal Depth (Max): 33'10"
- Floor-to-ceiling Height: 9.4 feet (2.9 metres)

Rear Kitchen - 281 sq ft (26.1 m²) with access to a side external refuse area and equipped with a comprehensive modern extraction system, commercial-grade fridges/freezers, a walk-in cold room, durable commercial kitchen flooring, multiple free-standing gas cookers, and several stainless steel preparation stations. Inventory can be made available on request.

Total Accommodation (NIA) – 1,017 sq ft (94.5 m²)

The current restaurant layout accommodates approximately 35-40 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, expand (see below) and upgrade the space to suit their vision.

Lease

10 Years ending on (and including) 3rd October 2029.

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



Rent

Passing Rent: £35,000 per annum, exclusive.

Rent Review

June 30th, 2028.

Repairing Liability

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

Further details are available on request.

Premium

Guide Premium: £60,000 (sixty thousand pounds) - For the benefit of the lease, license, goodwill and all quality restaurant fixtures and fittings which would suit a variety of operators.

Inventory can be made available on request.

Expansion Potential

An agreement with the landlord could be arranged to acquire the basement and courtyard, addressing the high demand for additional seating during peak hours (weekends and evenings from 7pm). Expanding the kitchen would also create opportunities to boost sales through online food delivery platforms such as Deliveroo, Uber Eats, and Just Eat, or by establishing a full-time in-house delivery service.

There is further potential to relocate the current rear kitchen and WCs from the Ground Floor to the Basement, which could significantly increase seating capacity on the Ground Floor, potentially doubling the number of available covers.

The landlord is willing to offer a rent-free period to facilitate these improvements.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Restaurant and premises
- Rateable Value: £21,250
- Valid from 1 April 2023 to present

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 Agent Graves Jenkins (t: 01273 701070).













GET IN TOUCH
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



Phil Graves

01273 701070
07970 747197
graves@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB