



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



85 Preston Street, Brighton, BN1 2HG

LEASE AVAILABLE: FULLY FITTED TAKEAWAY PREMISES WITH TWO-BEDROOM FLAT ABOVE

# LOCATION

Preston Street, Brighton—known as "Restaurant Street"—is just steps from the seafront and features a diverse selection of eateries, from cocktail bars and Italian bistros to grill houses and sushi spots. This lively street is home to popular venues like Wolfox, China Garden, Maggie Mae's Bar, and the Royal Sovereign Pub, all benefiting from steady pedestrian traffic both day and night.

Connecting the bustling Western Road shopping district to Brighton's main seafront promenade, Preston Street culminates at the iconic i360 tower, which has drawn over a million visitors since its opening in 2016.

The property is located on the eastern side of Preston Street, near the southern end, and is surrounded by a densely populated residential area, as well as numerous Airbnbs and hotel establishments, enhancing its appeal for both locals and visitors alike.

## Description

A fully equipped, recently renovated takeaway and restaurant spanning the Ground and Lower ground floors, ready for immediate operation.

Strategically positioned on Brighton's renowned "Restaurant Street" and steps from the iconic Brighton i360, this property offers outdoor seating and a rare opportunity to lease a two-bedroom residence on the upper floors under a separate AST (Assured Shorthold Tenancy).

Currently in operation, this premises provides an exceptional opportunity for various operators seeking a well-established takeaway with the advantage of existing goodwill and a relatively low start-up cost.

## Key Features

- No Premium
- Prime Preston Street Location near Brighton i360
- Eligible for Full Small Business Rates Relief
- Two Bedroom Residential Accommodation Available (85A Preston Street, Brighton)
- New Lease Available (to be negotiated)

## Accommodation (85 Preston Street, Brighton)

Arranged over the Ground and Lower Ground Floors, with an attractive shopfront as follows.

Ground Floor: 234 sq ft (21.7 m2)

- Shopfront: 9'9"
- Internal Width (Max): 9'8"
- Internal Depth (Max): 25'5"
- Floor-to-ceiling height: 7.2 feet (2.2 meters)

Lower Ground Floor: 158 sq ft (14.7) - with WC, storage facilities, bespoke walk-in cold room and stainless steel preparation surfaces.

- Floor-to-ceiling height: 6.6 feet (2 meters)

**Total Commercial Accommodation (NIA): 392 sq ft (36.4 m2)**

## Amenities

Equipped with the following amenities.

- Full-Service Counter with Sliding Double-Door Bottle Cooler
- Modern Extraction System
- Custom Walk-In Cold Room with Adjustable Shelving
- Steljes NS3 Powered Stereo System with Loudspeakers
- Multiple Stainless Steel Preparation Stations
- Buffalo Chamber Vacuum Pack Machine



- Williams 3-Door 545L Counter Freezer
- Polar G-Series Countertop Prep Fridge
- Two Foster Single-Door Slimline 400L Stainless Steel Fridges
- Three Blue Seal E44 Electric Double-Basket Twin Tank Fryers
- Blue Seal Turbofan Convection Oven
- Prince Castle Vertical Contact Toaster
- Foster EcoPro G2 EP1/2H 280L 4-Drawer Refrigerator
- Two Commercial Gas Griddles with Smooth Plates and Stand
- Single-Bowl Commercial Sink with Hand Wash Basin
- Ample Shelving and Storage Facilities
- Display Merchandiser Fridge
- Durable, Commercial-Grade Kitchen Flooring

## Residential Accommodation (85A Preston Street)

A self-contained, two-bedroom residential flat accessed via a shared front entrance on Preston Street.

Currently let by the commercial tenant on an Assured Shorthold Tenancy (AST) at £1,350 per month, this flat is available with the lease sale.

The layout includes a staircase leading to the first-floor open-plan kitchen, fully equipped with cabinetry and storage, plus a rear bathroom with a shower. The second floor features a north-facing bedroom, while the master bedroom at the front offers a bay window overlooking Preston Street, providing plenty of natural light.

**Total Residential Accommodation:** 427 sq ft (39.7 m<sup>2</sup>)

## Lease

Held for a term of ten (10) years from 29th July 2019 and ending on and including 28th July 2029.

Passing Rent - £16,250 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).

## Rent Review

29th July 2025.

## Repairing Liability

Internal Repairing and Insuring.

## Business Rates

- Billing Authority: Brighton & Hove



- Description: Shop and premises
- Rateable Value: £7,500
- Valid from 1 April 2023 to present

Eligible for Full 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.

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Viewing Arrangements

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

















GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



Toby Graves

01273 701070  
07818 569243  
[toby@gravesjenkins.com](mailto:toby@gravesjenkins.com)



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