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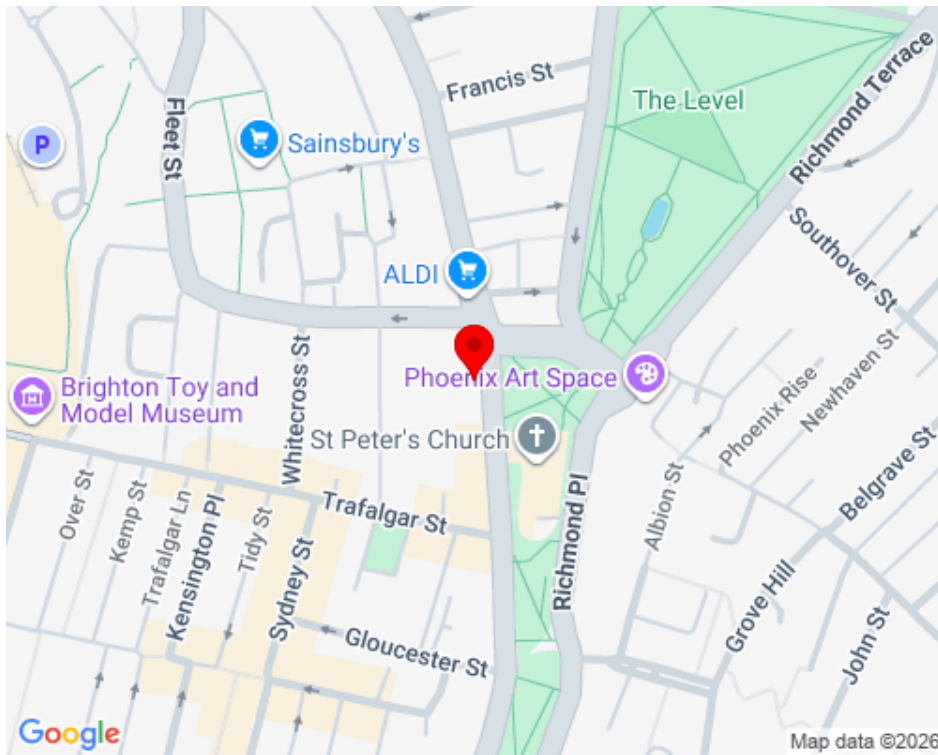
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22-23 York Place, Brighton, BN1 4GU

TO LET: FULLY FITTED RESTAURANT/BAR OPPORTUNITY IN LIVELY CITY CENTRE LOCATION

# LOCATION



The property occupies a prominent position on York Place within central Brighton, linking London Road, Brighton Station and the North Laine district.

The surrounding area is an established mixed-use and hospitality location, benefiting from strong levels of passing vehicular, pedestrian and public transport traffic throughout the day and evening, supported by a dense residential and commercial catchment.

Nearby occupiers include Nando's, Co-op, Carlito Burrito and Moksha, alongside a strong mix of independent operators within the North Laine area such as Coffeetzar and Tonys Pizza.

Brighton Railway Station is located approximately 0.5 miles to the west, providing excellent regional and national connectivity.

## Description:

The premises comprise a fully fitted restaurant and bar opportunity, occupying a prominent position on York Place in central Brighton.

The property has historically traded as Meat Liquor and benefits from an extensive existing restaurant fit-out, including a large front-of-house seating and bar area, substantial commercial kitchen, walk-in cold room, full-width extraction system, office accommodation and ancillary storage.

The premises have historically operated under a Premises Licence permitting the sale of alcohol, late night refreshment and recorded music, together with an external seating area authorised under the associated Brighton & Hove Pavement Licence, subject to the relevant consents and conditions.

The existing fit-out and historic licensing use may assist in reducing the initial capital expenditure and lead-in time for an ingoing operator, making the property a strong opportunity within an established commercial and hospitality location.

The property is considered well-suited to restaurant, bar-led or experiential hospitality concepts seeking a prominent, fitted unit within a lively central Brighton trading position.

## Key Features:

- Fully Fitted and Operational Restaurant / Bar Opportunity with Existing Premise License
- Extensive Commercial Kitchen with Full Extraction System

- Located between London Road, Brighton Station and North Laine
- Prominent Frontage with Strong Visibility and Branding Potential

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Main Trading Area	1,787	166.02
Ground Floor Rear Kitchen	751	69.77	Ground Floor Storage Area	184	17.09
Ground Floor WC	304	28.24	Total	3,026	281.12

## Rent:

£49,500 per annum

## Specifications:

The premises is offered as a fully fitted restaurant/bar opportunity benefiting from:

- Existing restaurant and bar fit-out
- Historically operated under a Premises Licence permitting on and off-sales
- External seating area authorised under Pavement Licence
- Late-night trading potential, subject to licensing requirements
- Extensive commercial kitchen with full-width extraction system
- Walk-in cold room facilities
- Existing bar and customer seating areas
- High-quality hospitality fit-out throughout

- Prominent frontage with strong branding presence
- Ancillary office and storage accommodation
- Six WC facilities, including DDA-compliant WC

Inventory available upon request.

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs

## Viewings:

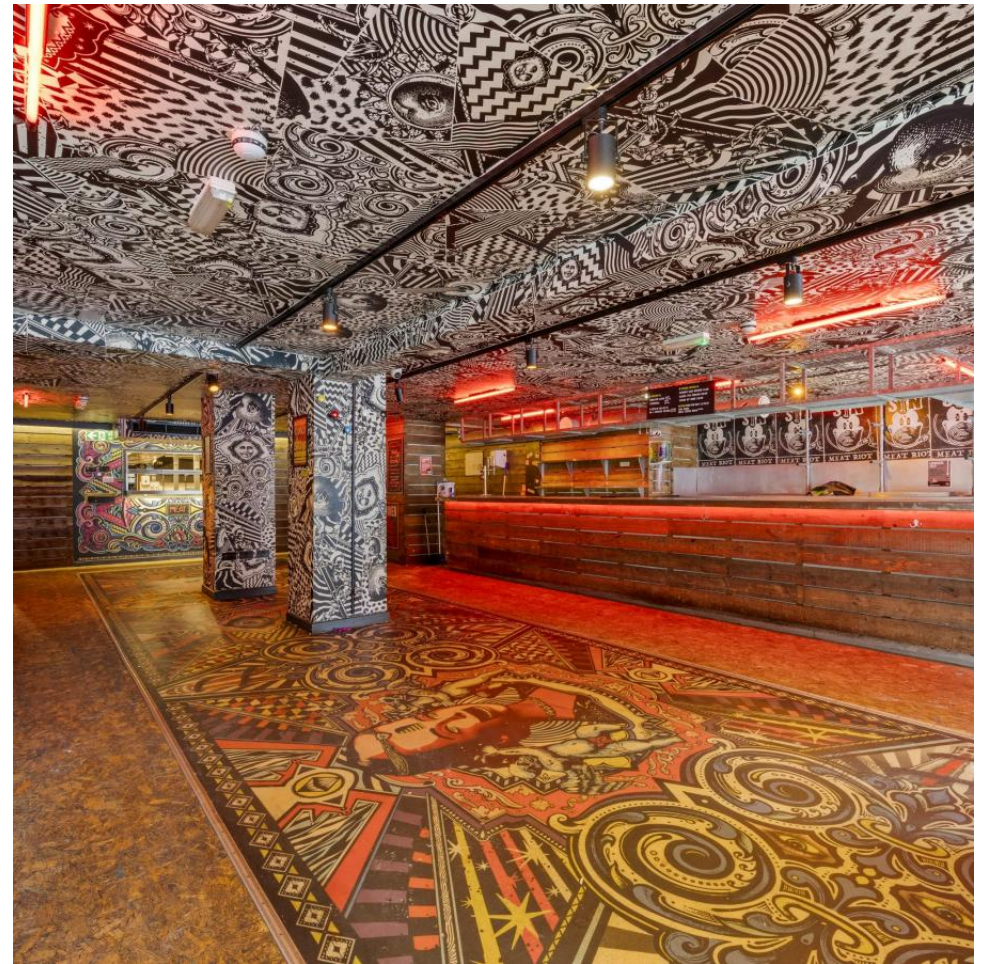
Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).

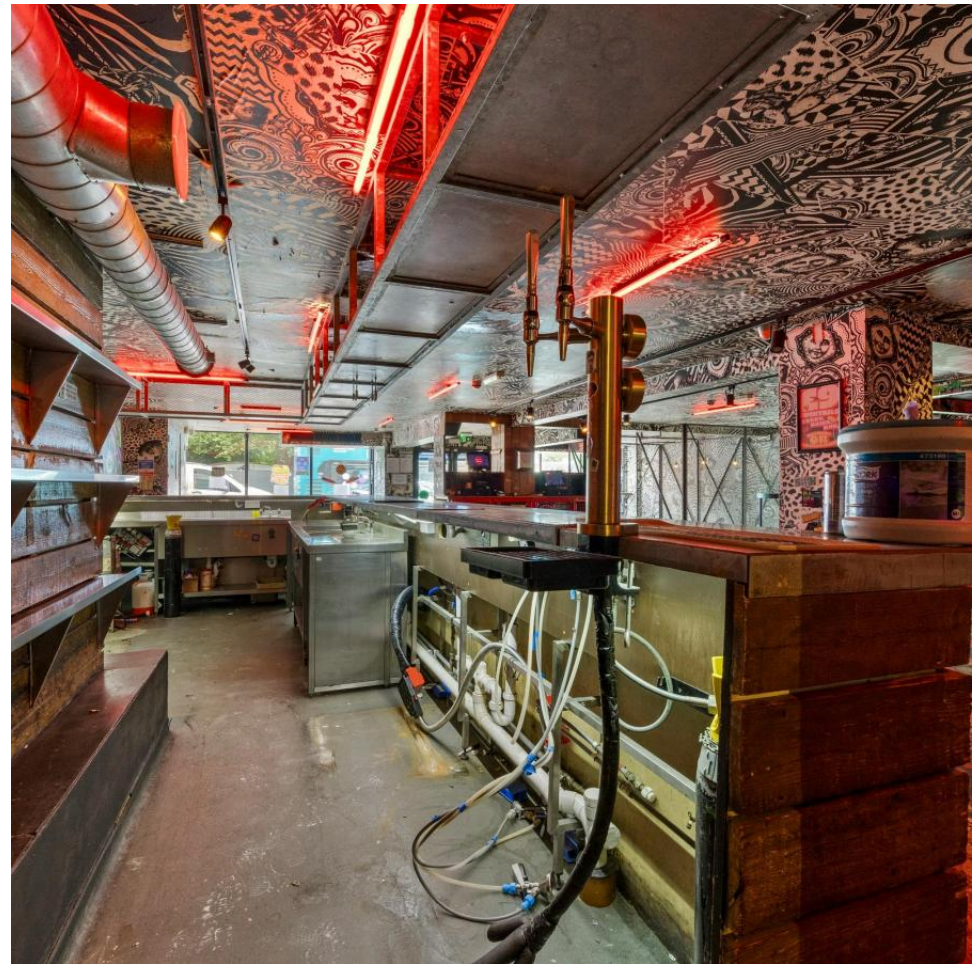
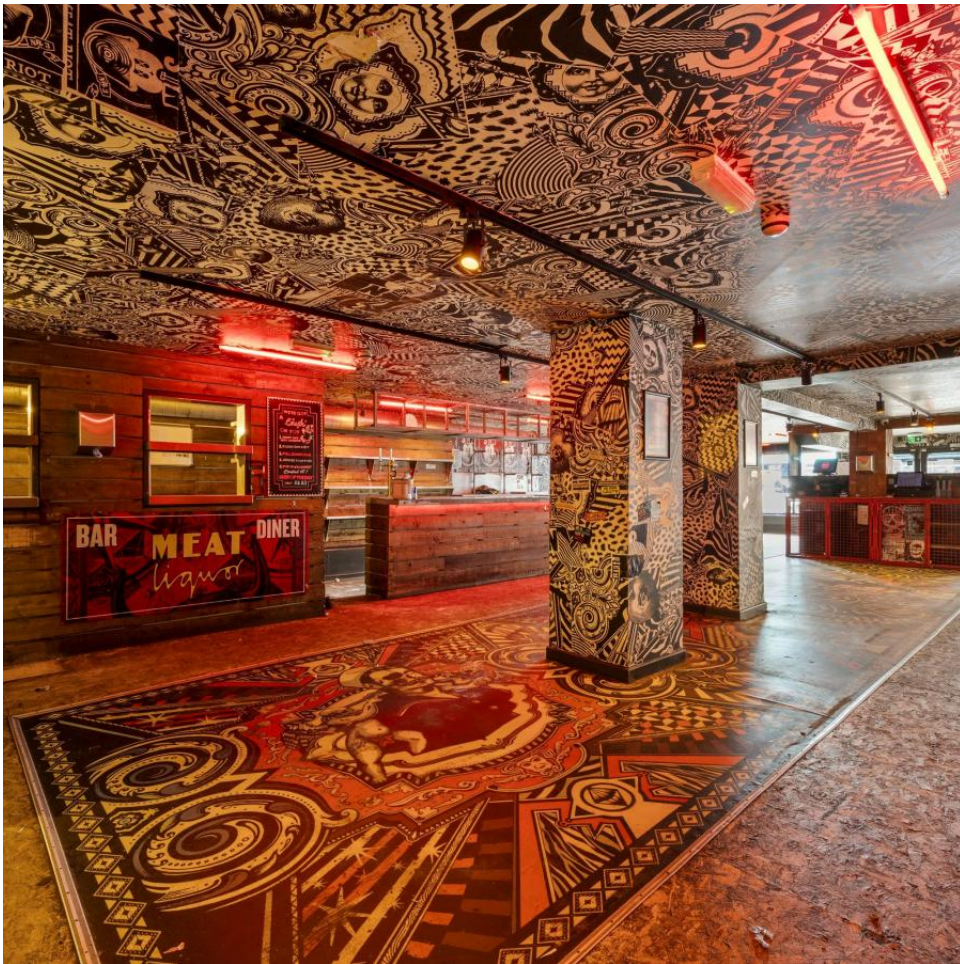
## Anti Money Laundering:

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.

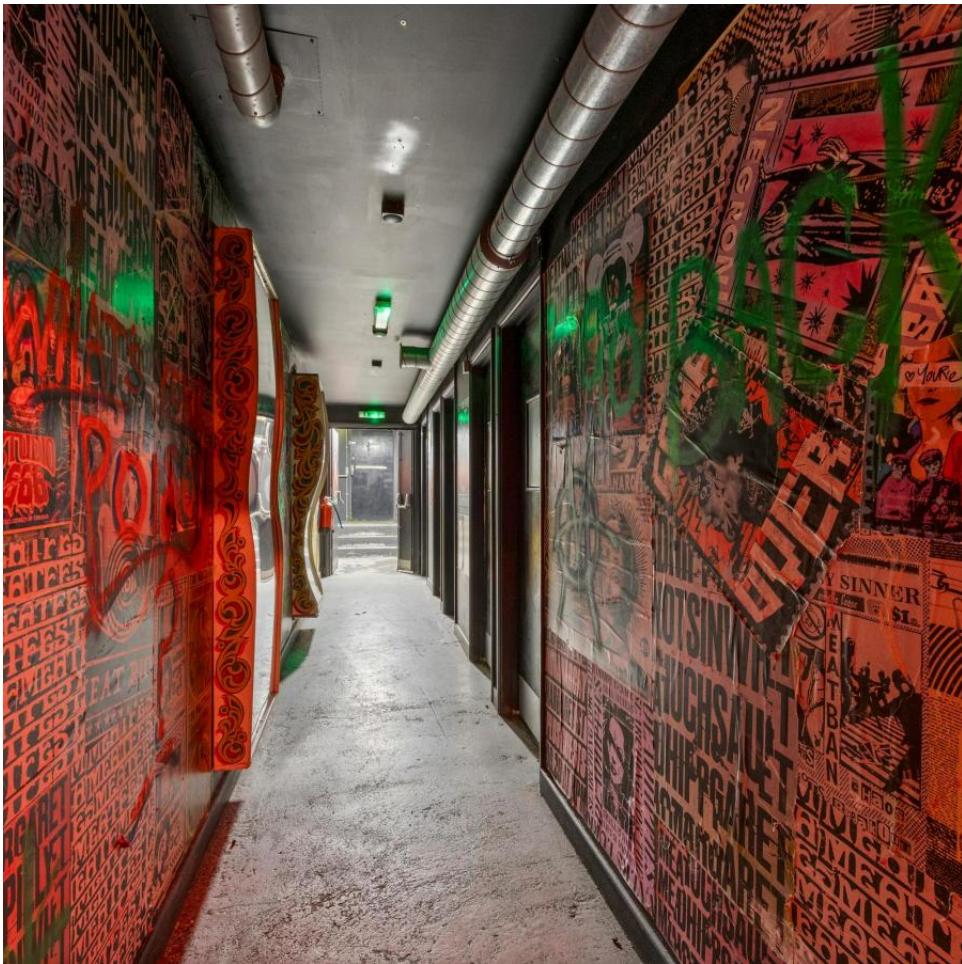
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.















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