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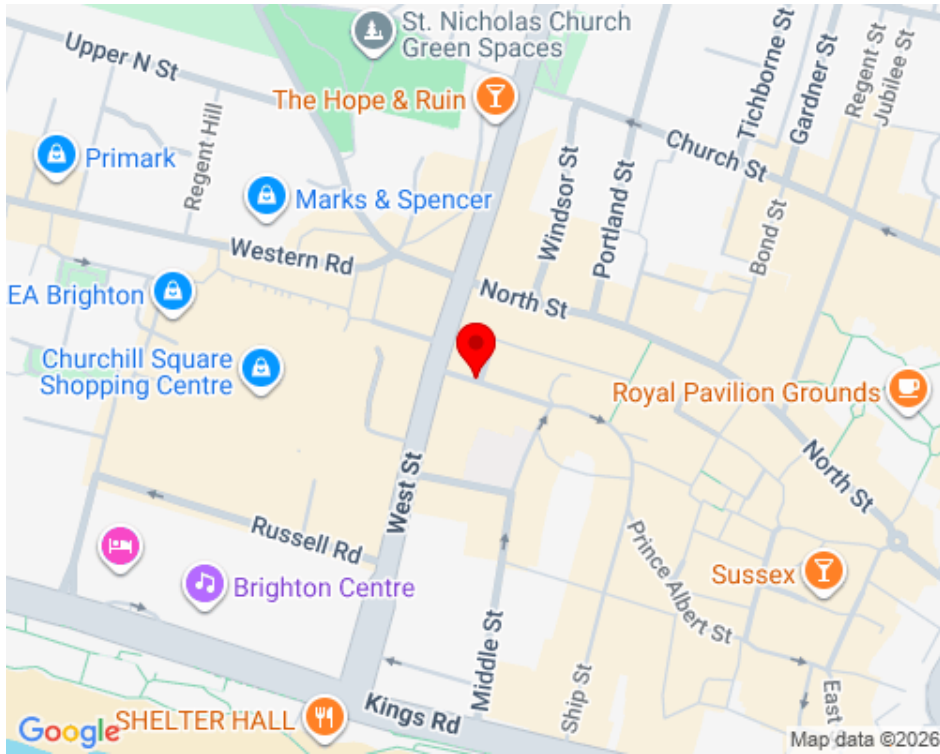
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27 Duke Street, Brighton, BN1 1AG

LEASE FOR SALE: ATTRACTIVE FULLY FITTED CLASS E UNIT IN PROMINENT CITY CENTRE LOCATION

LOCATION



The property occupies a prominent position on Duke Street, one of Brighton's busiest pedestrianised retail thoroughfares, linking the historic Lanes with Churchill Square Shopping Centre.

Duke Street is well established as a strong retail and leisure destination, characterised by a mix of quality independent operators and national brands. Nearby occupiers include Badiani Gelato, TGB Spa, Nando's, Nationwide and Offspring.

The property benefits from strong year-round footfall generated by local residents, students, office workers and visitors to the city. Brighton Mainline Railway Station, the seafront and numerous city centre bus routes are all within convenient walking distance.

Description:

27 Duke Street represents a rare opportunity to acquire a high-quality, fully fitted premises in the heart of Brighton city centre.

The property benefits from an attractive character shopfront with prominent display frontage, decorative tiled flooring and a well-presented internal fit-out. Currently arranged for café/dessert use, the premises offer an incoming operator the ability to commence trading with relatively limited initial capital expenditure.

The accommodation includes display and service counters, Samsung and Igenix air conditioning/heating units, customer seating, decorative finishes, CCTV, internal storage and welfare facilities.

Externally, the property benefits from an awning and outside seating for approximately 4-8 covers, subject to the relevant permissions, further enhancing its visibility and customer appeal.

Premium

Price on Application.

A premium is sought for the benefit of the prominent Duke Street location and comprehensive fixtures, fittings and equipment.

The premises are fully fitted and suitable for a variety of Class E uses, including café, dessert, bakery, coffee, retail, beauty, hairdressing and other service-led operators, subject to the necessary consents.

Key Features:

- Prominent Pedestrianised City Centre Thoroughfare Position
- Outdoor Trading Capacity
- Attractive Character Shopfront with Striking Display Frontage
- Fully Fitted Retail Premises Suitable for a Variety of Class E Uses
- No VAT payable on the rent

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
Ground Floor Front Trading Area	264	24.53
Ground Floor Rear Ancillary Area	464	27
Total	310	28.80

Rent:

£30,000 per annum

Terms:

Available by way of assignment of the existing lease expiring August 2027.

Alternatively, a new lease is available, subject to landlord approval and terms to be agreed.

Effectively full repairing and insuring by way of internal repairing obligations, together with a variable service charge contribution



towards the landlord's repair and maintenance of the retained parts.

Service Charge:

Ad hoc, being a fair proportion of the landlord's reasonable costs of maintaining the retained parts.

Specifications:

The premises are fully fitted for the existing café/dessert use and benefit from an attractive combination of internal and external character features, together with a prominent display frontage.

The existing fit-out includes:

- Ice cream display freezer
- High-level bar stools and tables
- Multiple freestanding freezers
- Samsung commercial microwave
- Zenith coffee grinder
- Twin-group commercial espresso machine
- Polar refrigerated display units
- Triple-door Polar stainless steel refrigeration units
- SumUp EPOS / till system
- Display cabinets
- CCTV security system

The property also benefits from:

- Attractive character shopfront and display frontage
- Character internal features and decorative finishes
- External awning
- Outside seating for approximately 4-8 covers, subject to the existing licence/permissions

- Air conditioning and heating
- Good internal storage
- Staff WC and hand-wash facilities

Business Rates:

Rateable Value: £24750

Rates Payable: £9454.5 per annum
1 April 2026 to present.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

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

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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