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22-23 Prince Albert Street, Brighton, BN1 1HF

TO LET: ESTABLISHED RESTAURANT OPPORTUNITY IN THE HEART OF BRIGHTON'S LANES

LOCATION



22–23 Prince Albert Street occupies a prime position in the heart of Brighton’s historic Lanes, one of the city’s most established and sought-after restaurant, retail and leisure destinations.

The property is situated on a busy pedestrianised thoroughfare within Brighton’s Old Town, surrounded by a strong mix of national operators and high-quality independent restaurants, cafés, bars, boutiques and specialist retailers. The area benefits from significant pedestrian footfall throughout the day and into the evening, generated by local residents, office workers, shoppers and Brighton’s substantial year-round visitor market.

Brighton Square, East Street, North Street, the Royal Pavilion and Brighton seafront are all within a short walk, with Brighton Mainline Railway Station approximately 14 minutes’ walk to the north.

The combination of its prominent Lanes setting, strong surrounding food and beverage offer and close proximity to Brighton’s principal shopping, leisure and tourist attractions makes the property particularly well suited to restaurant and hospitality operators seeking a high-profile city centre location.

Description:

The premises comprise an established restaurant arranged over the ground floor and basement, extending to approximately 1,745 sq ft (162.12 sq m) in total.

The ground floor provides the principal trading accommodation and benefits from a prominent glazed frontage onto Prince Albert Street, outside seating and excellent natural light from both the front and rear. A rear roof lantern/skylight provides additional natural light to the accommodation, while three separate entrances/exits provide access from Prince Albert Street and Nile Street.

The current restaurant layout incorporates a dumbwaiter, disabled WC / baby changing facility and ancillary storage at ground floor level. The basement provides further operational accommodation, including separate male and female customer WCs, staff locker facilities, separate male and female staff WCs, an office and extensive storage areas.

The property is currently occupied by PizzaExpress, whose lease expires in December 2026. The premises are anticipated to be returned following completion of the outgoing tenant's dilapidations obligations, providing an incoming restaurant or food and beverage operator with the opportunity to undertake a bespoke fit-out within an established and highly sought-after Brighton Lanes location.

Key Features:

- Prime Restaurant Opportunity in the Heart of Brighton's Lanes

- Prominent Frontage with Outside Seating
- Established Restaurant Premises Arranged Over Ground Floor & Basement
- New Lease Available
- No VAT payable on the rent

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
Ground Floor Trading Area	1,328	123.38
Basement	417	38.74
Total	1,745	162.12

Rent:

£115,000 per annum

Terms:

The premises are available by way of a new lease for a term to be agreed, on an effectively Full Repairing and Insuring basis by way of internal repairing obligations, together with a variable service charge contribution towards the landlord's repair and maintenance of the retained parts.

Quoted Rent: £115,000 per annum exclusive.

The property is currently occupied by PizzaExpress, whose existing lease expires in December 2026.

Service Charge:



Variable service charge contribution, representing a fair proportion of the landlord's reasonable costs incurred in the repair, maintenance and management of the retained parts.

Specifications:

- Three Separate Entrances / Exits
- Principal Entrance from Prince Albert Street
- Two Rear Entrances / Exits onto Nile Street
- Spiral Staircase
- Disabled WC / Baby Changing Facility at Ground Floor
- Separate Male & Female Customer WCs at Basement Level
- Rear Roof Lantern / Skylight
- Dumbwaiter
- Excellent Natural Light from Front and Rear
- Basement Staff Locker Facilities
- Separate Male & Female Staff WCs
- Basement Office
- Ample Basement Storage Facilities
- Ground Floor Bin Store with Access from Nile Street

Business Rates:

Rateable Value: £88000
Rates Payable: £38016 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).

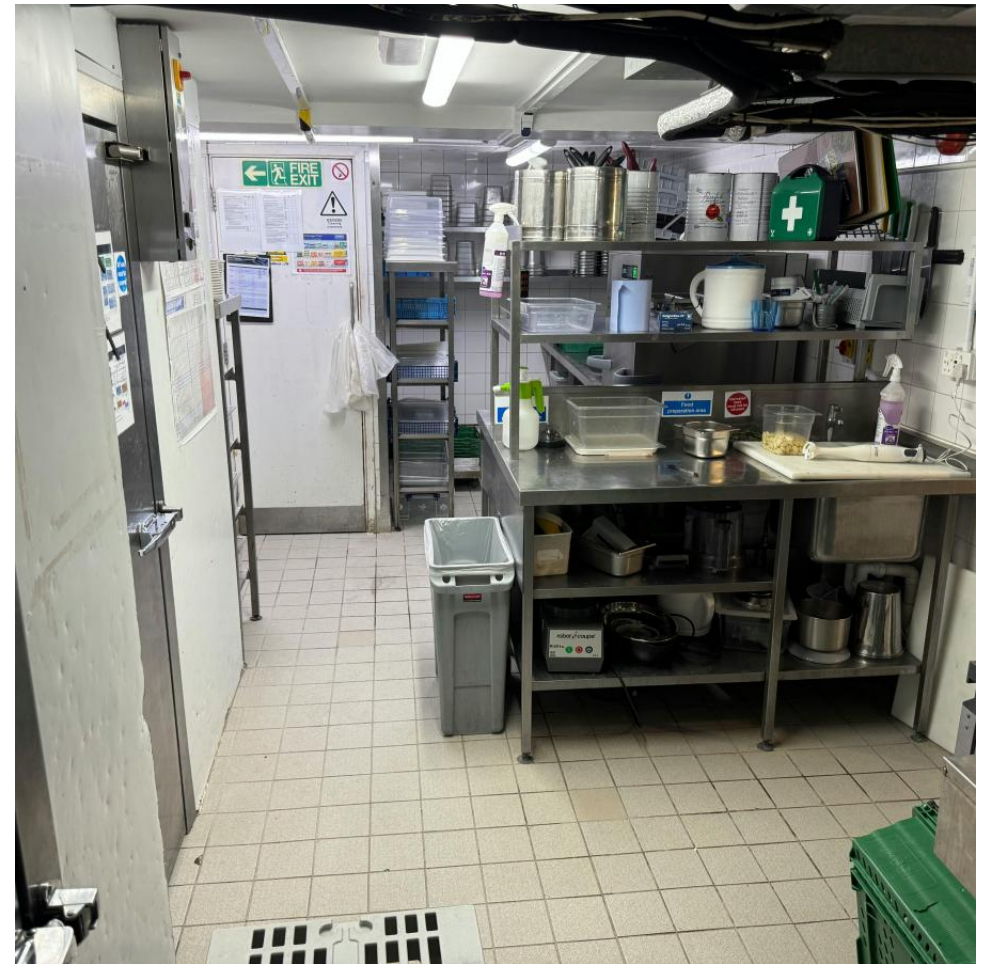
Anti Money Laundering:

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.









GET IN TOUCH
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