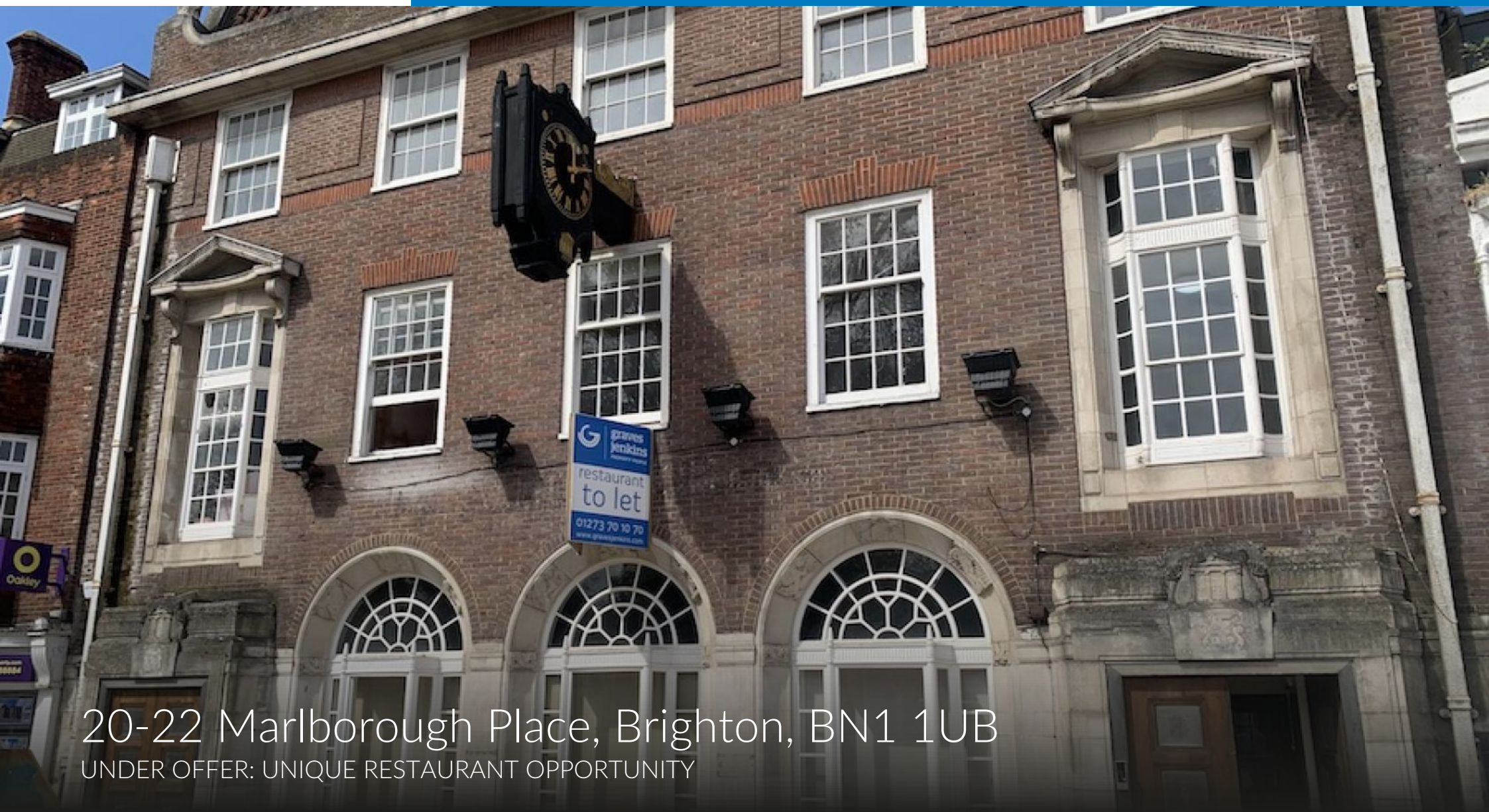




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20-22 Marlborough Place, Brighton, BN1 1UB  
UNDER OFFER: UNIQUE RESTAURANT OPPORTUNITY

# LOCATION



Situated mid terrace in Marlborough Place, facing Victoria Gardens and within the newly formed Valley Gardens scheme which has made the entire area far more pedestrian friendly following the multi million pound investment by Brighton & Hove City Council.

The location is adjacent to the North Laine trading area with its eclectic retail offer, close to Bills Restaurant, Cote Brasserie and 200m from the Royal Pavilion and the Brighton Dome. The Theatre Royal and The Lanes shopping area are within easy walking distance, as is Brighton Station.



## Description

A genuinely unique opportunity to create a new restaurant outlet from former Bank premises retaining many original features. Two internally approached courtyard gardens for outside dining with potential to create a further external dining area to the front of the building. Kitchen, toilet facilities, stores and cellar have been planned for the basement area.

## Key Features

- Charismatic Bank Property
- New Restaurant Opportunity
- Feature Building with Outdoor Space
- To Let

## Accommodation

Our clients architects have designed the premises to offer the following internal accommodation - all of which can be subject to change with consent.

**Ground Floor Area** 1,379 sq ft.

**Basement Area** 1,083 sq ft.

**Total Floor Area** 2,462 sq ft.

Bar 8 covers \* Open plan kitchen area \* Front dining 40 covers \* Rear dining 28 covers \* Gardens 32 covers \* External front dining for upto 20 covers.

Total Dining Capacity estimated at 120 covers.

## Lease

A new lease on offer for a term of at least 10 years.

## Rent Review

By negotiation.

## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge.

## Business Rates

(to be reassessed)

## VAT

The property is elected for vat and therefore vat will be payable on the terms quoted.

## Legal Fees

Ingoing tenant to pay Landlords reasonable legal costs.

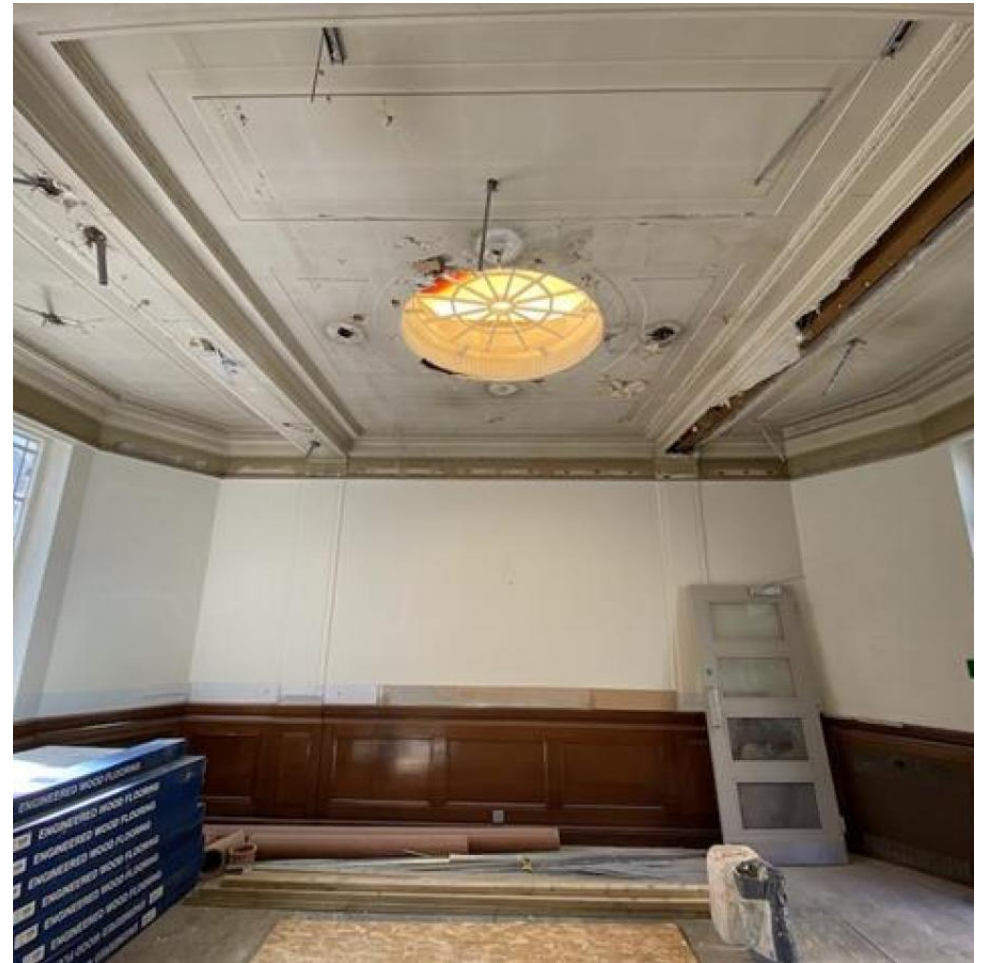
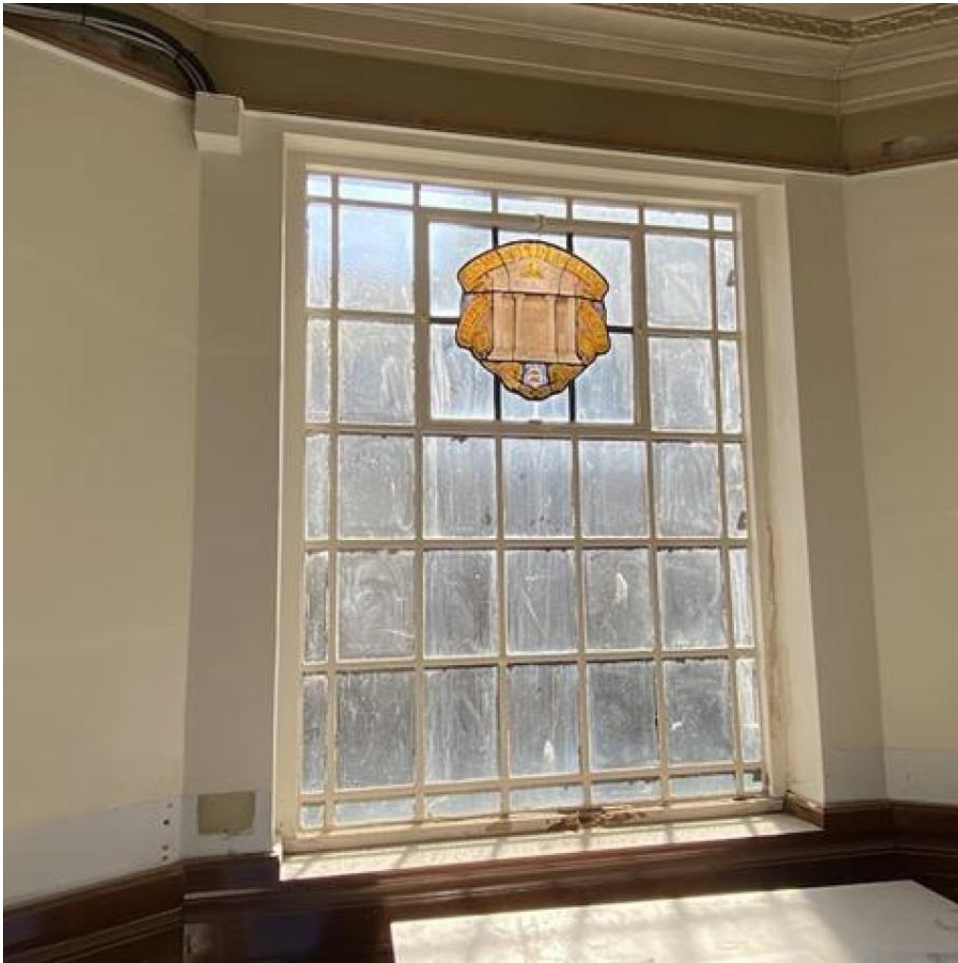
## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins

















GET IN TOUCH  
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