



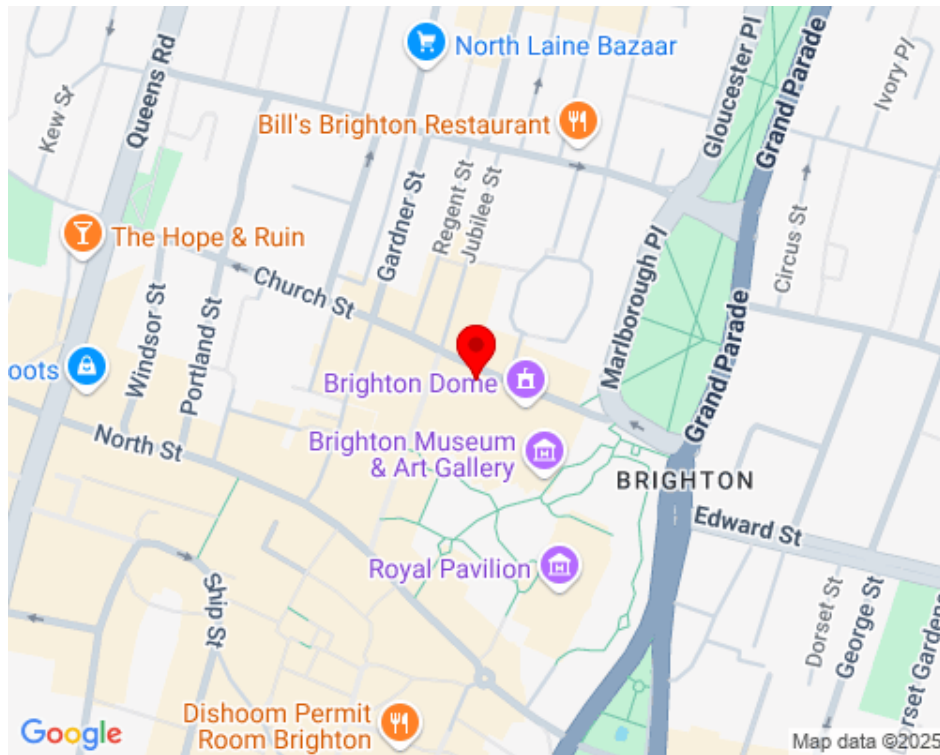
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Brighton Dome, New Road, Brighton, BN1 1UG  
UNIQUE RESTAURANT/CATERING OPPORTUNITY

# LOCATION



Situated within the city's cultural centre on the Royal Pavilion Estate where historically over 1.2 million people engage with the various venues on an annual basis. Forming part of the refurbished Brighton Dome project fronting the pedestrianised and popular New Road thoroughfare, the site responds to the significant footfall in this area. Close by is the Theatre Royal, Brighton Library, plus Brighton Museum and Art Gallery.

The site runs adjacent to the vibrant and eclectic North Laine area of Brighton with its independent retailers, bespoke restaurants and eateries, colourful terraced houses, and forms part of a Conservation Area. To the southern end is North Street with its numerous retail outlets, leading to a short walk into the Lanes, full of jewellers, an array of shops, pubs, and restaurants.

## Description

BDBF will soon be completing a multi- million pound refurbishment of its venues which will result in a major transformation of the 200-year-old Grade I listed Corn Exchange, the Riding Room built and used by George IV, plus significant improvements to the 250 seat Grade II listed Studio Theatre.

New spaces include a ground floor restaurant opening on to New Road.

## Brighton Dome & Brighton Festival

BDBF is responsible for the year-round operation of Brighton Dome and for delivery of the renowned annual Brighton Festival. The organisation is recognised as central to the city's reputation as a cultural destination. Reaching annual audiences of over 600,000, BDBF delivers a diverse range of events including rock, pop and classical concerts, dance, theatre, and comedy shows alongside conferences, business and community events and educational activity.

## The Opportunity

The tenancy is looked upon as a 'partnership' with BDBF who see this space at the heart of the visitor welcome, playing a role in attracting new visitors to the destination venues. The food offer will play a vital part within the events operation, offering added value to visitors and enhancing the other catering facilities on site. BDBF is keen to work together to promote offers to ticket holders, members and patrons. The demised area will have its own street access into

the main building from New Road and will have access through to the main internal circulation areas of the Brighton Dome. Separate catering areas will be in use by the in-house bars team and external event caterers so it will be necessary for the operator to work closely with the BDBF management team on an operational level. BDBF are seeking a partner who will help build on its work to create a sustainable venue operation.

## Key Features

- Shell & Core Restaurant Space
- In Partnership with Brighton Dome
- Major Refurbishment Project
- To Let - Flexible Terms

## Accommodation

Ground floor accommodation as set out with the added benefit of exclusive use of the southern terrace overlooking the Royal Pavilion Estate.

Any occupier will also benefit from a pavement licence from Brighton & Hove City Council for external dining on the New Road frontage.

Main New Road Frontage: 53' 9" (16.4m)

South Facing Terrace overlooking the Royal Pavilion Estate: 538 sq ft (50m<sup>2</sup>)

Front of House Trading: 1,373 sq ft (127m<sup>2</sup>)



Lower Ground Floor Kitchen/Preparation: 453 sq ft (42m2)

Basement/Cellar: 86 sq ft (8m2)

Total Accommodation: 2,450 sq ft (227m2)

## Lease

A new lease for a fixed term of 10 years is available, outside the provision of the Landlord & Tenant Act (1954) as amended.

A rent guide of £70,000 per annum, exclusive with annual uplifts according to RPI.

All utilities are exclusive of the above mentioned rent guide.

## Rent Review

A mid term rent review, upward only.

## Repairing Liability

An internal repairing lease with the landlord being responsible for the main external building repair with a service charge payable by the tenant partner.

## Business Rates

To be reassessed.

## VAT

VAT will be chargeable on the terms quoted.

## Legal Fees

Ingoing tenant to be responsible for landlords reasonable legal costs incurred.

## Viewing Arrangements

Strictly via prior appointment through BDBF sole agents Graves Jenkins







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