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2 Ship Street, Brighton, BN1 1AD

LEASE AVAILABLE: PRIME TAKEAWAY/RESTAURANT ON BRIGHTON
SEAFRONT

LOCATION



This end-terrace period building is located adjacent to the seafront, amongst the cobbled alleyways of the famous lanes, and presents one of the most prominent and in-demand restaurant areas in the city.

The premises attracts high level footfall throughout the entire year, day and night, surrounded by nationally recognized operators to include Hotel Du Vin & Bistro, The Ivy & Ivy Asia, The Old Ship Hotel to name a few, alongside world famous rock/sweet shops on the seafront and countless popular local pubs.

Description

A unique opportunity to acquire a prime and established takeaway/restaurant premises, currently trading as Xi'an Street Food, with all the necessary licenses and ready for almost immediate trade.

The premises benefits from a fully fitted electric kitchen, additional seating and W/C's (Staff and Customer) downstairs, potential outside seating space, side storage area, suitable A/C units, integrated sound system and CCTV.

Nestled in the iconic cobbled alleyways of The Lanes and less 100 metres from Brighton's famous beach and promenade.

Key Features

- Ground Floor Takeaway/Restaurant with Lower Ground Floor Seating Area
- High Pedestrian Footfall
- Attractive Frontage with Outside Seating
- Prime Seafront Location

Accommodation

Prime Takeaway/Restaurant Accommodation with Ground Floor Fully Fitted Electric Kitchen, Side Storage Area and Lower Ground Floor Seating.

Ground Floor: Fully fitted electric kitchen with extraction, glass fronted fridge, Rocket espresso coffee machine, twin Buffalo deep fat fryers, Lincat Opus 800 electric 4 plate burner top, serving area, A/C Unit, LED spot lighting and CCTV.

- Gross Frontage (concertina doors) - 9.86 ft (3 m)
- Maximum GF Internal Width - 11.81 ft (3.6 m)
- Maximum GF Internal Depth - 33.32 ft (10.15 m)
- Side Storage Area - 97.63 sq ft (9.07 m²)
- Total Ground Floor Accommodation - 437.09 sq ft (40.6 m²)

Lower Ground Floor: Staff and Customer W/Cs, boarded flooring, A/C Unit, LED spot lighting, bench seating, integrated sound system and CCTV.

- Maximum LGF Internal Width - 12.86 ft (3.92 m)
- Maximum LGF Internal Depth - 42.56 (12.97 m)
- Total Lower Ground Floor Accommodation - 384.23 sq ft (35.69 m²)

Current configuration allows for approximately 30 covers and an additional 10-12 covers outside.

Total Accommodation - 821.32 sq ft (76.3 m²)

Lease

A lease which runs for 15 Years ending on (and including) 30th April 2033.



The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).

Rent Review

Every fifth anniversary of the date of this lease.

Repairing Liability

An effective Full Repairing & Insuring lease.

Premium

Guide Premium of £35,000 plus vat (thirty-five thousand pounds) for the lease, goodwill and all fixtures and fittings.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Restaurant and premises
- Rateable Value: £11,500
- Rates Payable: -
- Valid from: 1st April 2017 to present

Potential benefit from Small Business Rates Relief.

VAT

The building has not been elected and therefore VAT will not be payable on the terms quoted.

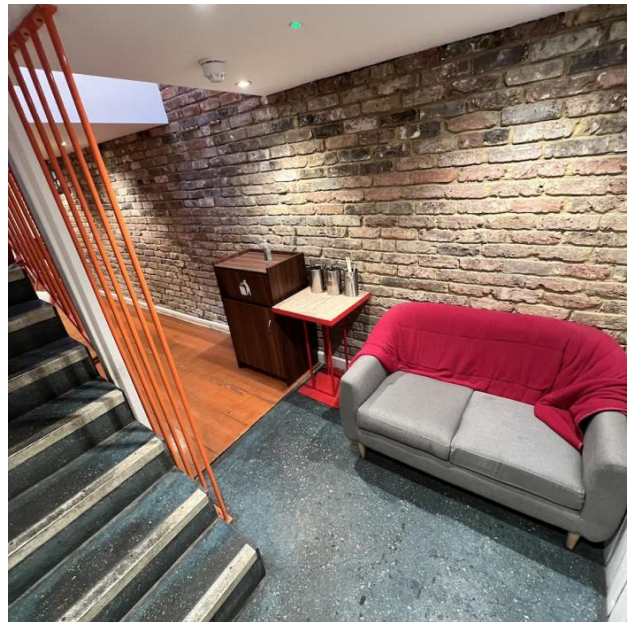
Legal Fees

Each party to pay their own legal fees.

Viewing Arrangements

Strictly via prior appointment through Agents Graves Jenkins











GET IN TOUCH
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