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148 Lewes Road, Brighton, BN2 3LG

LEASE FOR SALE (DUE TO RETIREMENT): ESTABLISHED CORNER CAFE PREMISES

LOCATION



The double-fronted corner licensed premises is located on Lewes Road, Brighton, a bustling commercial thoroughfare with a constant flow of pedestrian and vehicle traffic day and night.

Strategically located on the A270 road, this property holds a prime position within a bustling parade of local, national, and independent retailers, fostering a vibrant and dynamic atmosphere. Additionally, it is surrounded by a thriving residential community, further enhancing its appeal and potential customer base.

Description

Although ideally suited for a café operator, the property falls within the versatile 'E Class' category, making it suitable for a diverse range of potential tenants.

The layout of the premises offers a predominantly open-plan ground-level trading area, complemented by a rear kitchen, storage area, and a convenient W/C facility. Extensive storage space is also available. The unit also boasts a custom-made serving counter and spacious outdoor seating, enhancing its appeal and functionality.

Lease for Sale due to retirement.

Key Features

- Established Cafe Opportunity
- Double Frontage Corner Premises
- Outside Seating
- Licensed Premises

Accommodation

Ground Floor: 730 sq ft (67.82 m2)

- Maximum Internal Width - 5.28m
- Maximum Internal Depth - 10.58m

Attractive double shopfront with a bar/serving area and approx 36 covers, W/C and rear kitchen and storage facility.

- Functioning extraction system
- Fully fitted air conditioning unit
- Stainless steel sink unit
- Double and single chest freezers
- Two induction hobs
- Various stainless steel worktops
- Storage areas
- Wooden flooring

Total Accommodation: 730 sq ft (67.82 m2)

Business

The establishment known as MOJO Coffee House (www.mojocoffeeclub.co.uk) has been serving customers at its current location for a decade. With a wide selection of coffees, hot and cold beverages, breakfast options, lunch items, and homemade cakes and pastries, MOJO Coffee House has become a well-known and trusted destination for locals.

Operating hours are from 7:30am to 5:00pm on weekdays and from 8:00am to 5:00pm on weekends.

MOJO Coffee House attracts a diverse customer base, including loyal patrons from neighbouring businesses, school communities, students, and shoppers. Moreover, the premises holds a license, adding to the convenience and versatility of the venue.

For serious inquiries, comprehensive financial statements can be provided upon request.

Lease

A lease which runs for 10 Years from 30th November 2013.

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

Passing Rent - £13,250 per annum exclusive.

Rent Review

TBC.

Repairing Liability

Internal Repairing & Insuring lease.

Premium

Guide Premium of £50,000 (fifty thousand pounds).

Business Rates

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £12,000
- Valid from 1 April 2023 to present

The 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 is to pay their own legal fees incurred.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins (01273 701070).











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