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20 Brighton Square, Brighton, BN1 1HD
TO LET: PRIME RESTAURANT SPACE IN THE HEART OF BRIGHTON

LOCATION



Located in the heart of Brighton renowned Lanes district, Brighton Square provides a high footfall and highly visible trading position for restaurant operators seeking a vibrant and well established dining destination.

The square sits between the historic Brighton Square courtyard and the recently completed Hannington Lane development, creating a key pedestrian link that attracts a consistent flow of shoppers, tourists and local residents throughout the day and evening.

The surrounding area is home to a strong cluster of established food and beverage operators including Coppa Club, Burger & Lobster, Giggling Squid, Donatello, Permit Room, The Breakfast Club and Brass Monkey Ice Cream. These sit alongside a range of premium retail occupiers including Watches of Switzerland, Oliver Bonas and Habitat, further strengthening the appeal of the immediate location.

With its lively atmosphere, affluent customer base and strong hospitality presence, this prominent restaurant opportunity offers an exceptional platform for an operator looking to establish or expand within one of Brighton's most sought-after restaurant and retail destinations.

Description:

An excellent opportunity to secure a prime restaurant premises situated within Brighton's renowned South Lanes. The property is surrounded by a strong cluster of established operators, including Coppa Club, Donatello, Burger & Lobster and Permit Room, alongside a vibrant mix of independent retailers, cafés, and busy public houses.

The location benefits from consistently high pedestrian footfall throughout the day and evening, driven by the surrounding retail, leisure, and tourist attractions within Brighton's historic Lanes. The premises offer excellent visibility within this thriving hospitality pitch, making it ideally suited to an all-day dining concept or complementary food and beverage offering.

Key Features:

- Prime position within Brighton Square / South Lanes
- Established F&B cluster
- Shell and core with services connected
- New lease available with flexible terms and significant incentives

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMBasement26224.34Ground
Floor1,04196.71First Floor75870.42Total2,061191.47

Rent:

£60,000 per annum exclusive

Terms:

Available by way of a new Full Repairing and Insuring (FRI) lease, via a service charge contribution, with terms to be agreed.

Service Charge:

£13137 per annum

includes operating costs such as, building insurance, waste disposal, external cleaning and maintenance, security, seasonal decorations, and other communal services and other such reasonable expenses that the managing agents shall from time to time determine in accordance with good estate management procedures

Specifications:

The first floor kitchen, which is no longer included within the demised premises, is fully fitted with a comprehensive modern extraction system together with pizza ovens, commercial grade fridges and freezers, a walk-in cold room, durable industrial flooring and multiple stainless steel preparation stations.

Subject to agreement with the landlord, this may be made available to the ingoing tenant for use if required.

VAT:

VAT is Applicable



Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Joint Agents Graves Jenkins (t: 01273 701070) and Oakley Property.

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.











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