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8 Pool Valley, Brighton, BN1 1NJ

LEASE AVAILABLE: FULLY FITTED TAKEAWAY UNIT BY BRIGHTON  
SEAFRONT

# LOCATION

Situated just off the iconic Brighton Seafront and adjacent to the main national bus and coach terminus, these premises are within easy walking distance of several renowned landmarks, including the Old Steine, Brighton Pier, and the popular retail areas of East Street and Brighton Lanes.

Nearby establishments include The Mock Turtle, Boho Gelato, East Street Tap, Toni & Guy, The Bok Shop, Pitcher and Piano, Barbour, REISS, English's of Brighton, and Russell & Bromley.



## Description

A fully equipped and recently renovated takeaway/restaurant spanning the ground and lower ground floors, ready for immediate operation. Strategically located near the iconic Brighton Seafront, it features outdoor seating and the potential for extended operating hours.

## Key Features

- No Premium & New Lease Available
- Fully fitted with high-spec extraction system
- Outstanding location just moments from Brighton Seafront
- Recently refurbished with stylish, modern finishes
- Eligible for Full Small Business Rates Relief
- Scope to extend trading hours (subject to necessary consents)

## Accommodation

Arranged over Ground and Basement floors, with an attractive shopfront all arranged as follows.

- Ground Floor Trading Area: 298 sq ft (27.7 m2)
- Basement: 185 sq ft (18.2 m2) - with rear WC, storage facilities and multiple stainless steel preparation surfaces.

**Total Accommodation: 483 sq ft (44.9 m2)**

Equipped with the following amenities.

- Comprehensive modern extraction system
- Full-service bar
- Sliding double-door bottle cooler
- Two Buffalo single-tank, single-basket countertop fryers
- Commercial refrigerators and freezers
- Multiple commercial refrigerator counters
- Nisbets countertop griddle
- Durable kitchen flooring
- Two single-bowl commercial sinks
- Commercial shelving units

## Lease

Held for a term of 5 years beginning on, and including, 1st September 2021.

Passing rent - £20,000 per annum, exclusive (payable in advance on the usual quarter days).

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

**A new lease will be available on flexible leasing terms.**



## Rent Review

N/A.

## Repairing Liability

Internal Repairing (to include shopfront) and Insuring.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £11,250
- Valid from 1 April 2023 to present

Potential Benefit from Full Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## VAT

VAT is not payable on the terms quoted.

## Legal Fees

Each party is to pay their own.

## Anti-Money Laundering

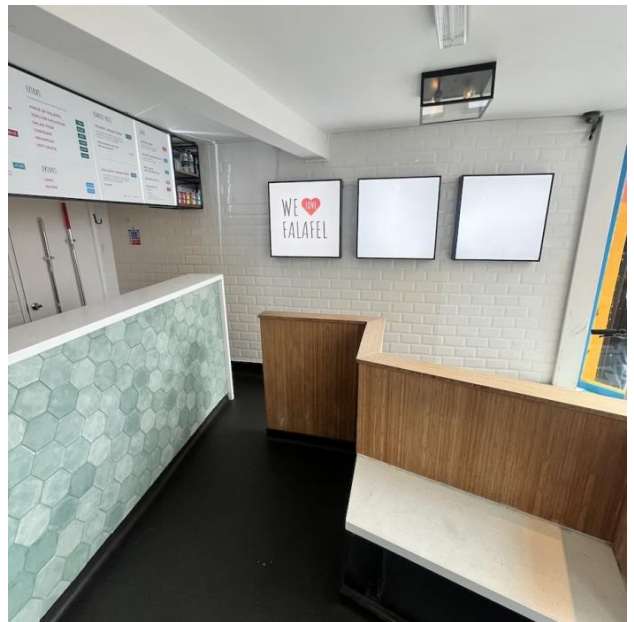
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).















GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



Toby Graves

01273 701070  
07818 569243  
[toby@gravesjenkins.com](mailto:toby@gravesjenkins.com)



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB