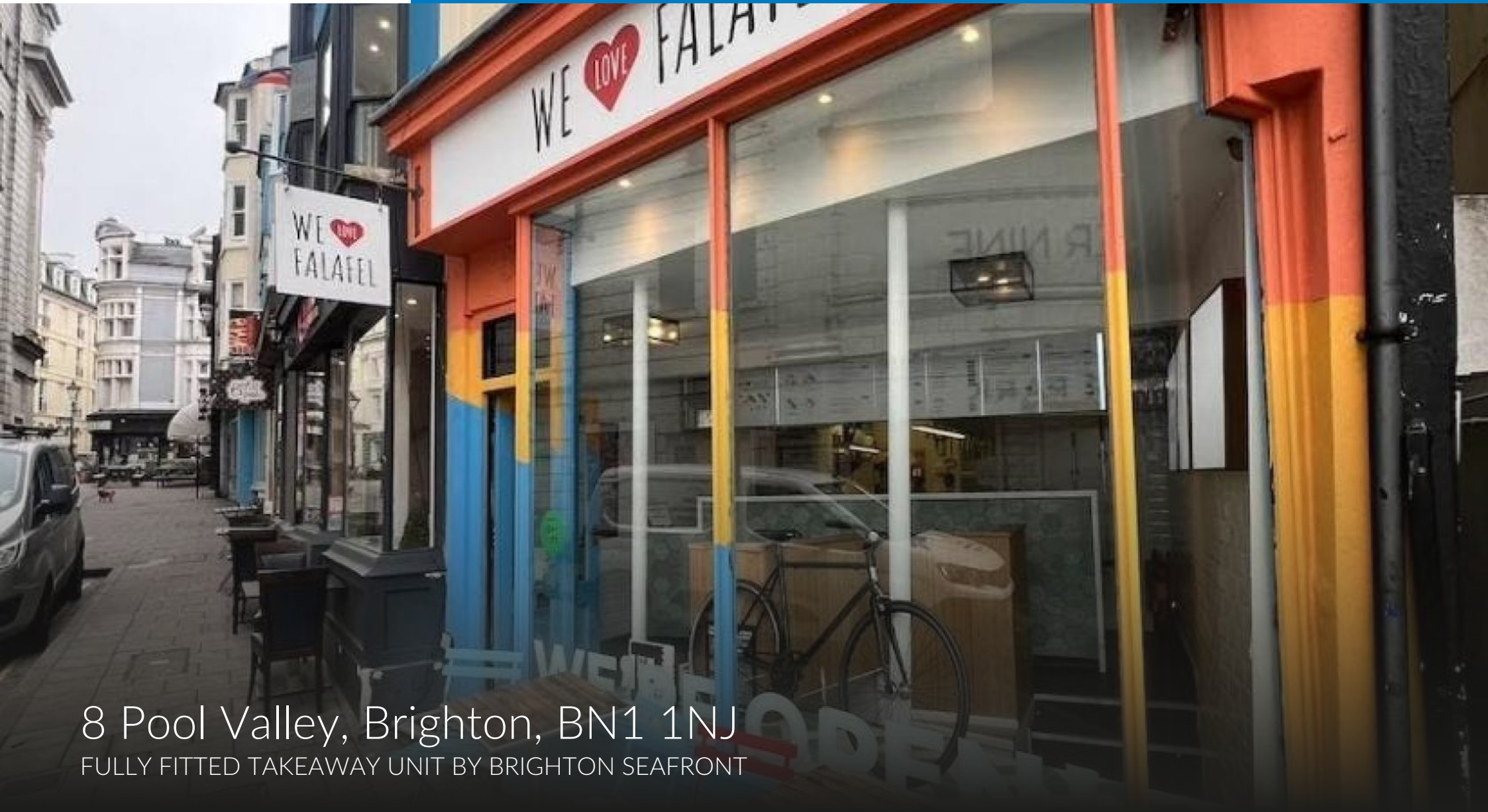




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8 Pool Valley, Brighton, BN1 1NJ  
FULLY FITTED TAKEAWAY UNIT BY BRIGHTON SEAFRONT

# LOCATION



## 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.

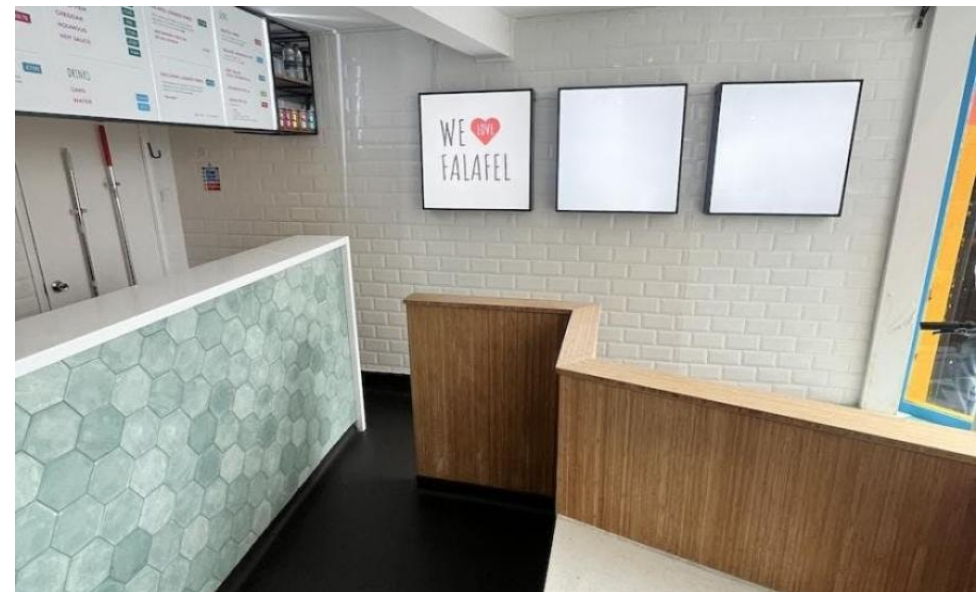
## Key Features:

- 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)

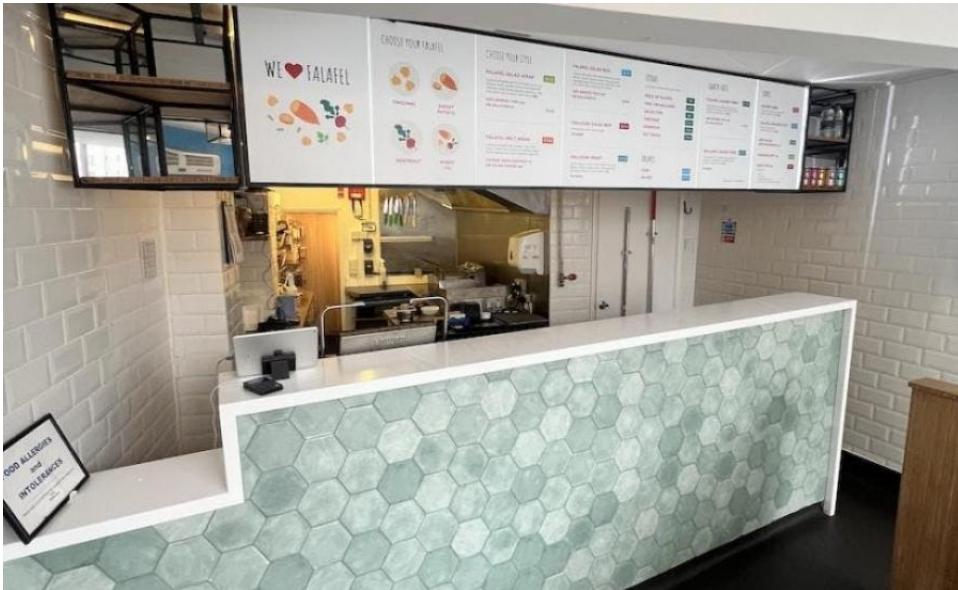
## Rent:

£20,000 per annum













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