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Unit F, Block H, Circus Street, Brighton,  
BN2 9QF

TO LET: LICENSED GROUND FLOOR PREMISES WITH OUTSIDE SEATING

# LOCATION



Nestled in the heart of Brighton, Circus Street is ideally positioned near the bustling central district and the famous North Laine area. It is within walking distance of notable landmarks such as the Brighton Dome, The Royal Pavilion, Brighton Seafront, and Brighton Mainline Station, which offers high-speed connections to London and Gatwick.

Prominent neighbours include the American Express HQ, the University of Brighton City Campus, Brighton College, and the newly developed Edward Street Quarter, which adds 125,000 sq ft of 'Grade A' office space, 168 apartments, and 45,000 sq ft of retail, restaurant, and leisure spaces.

## Description

A 200-year-old street with a new purpose.

Brighton's former municipal fruit and vegetable market has been transformed into a vibrant new quarter, with Circus Street set to become home to a variety of unique and dynamic businesses. This redevelopment features 30,000 sq ft of modern office space, complemented by a range of amenities, including 142 new homes, 450 student bedrooms, and 20,000 sq ft of Dance Space - a dynamic new home for South East Dance, Brighton's only dedicated dance facility.

Unit F is a newly refurbished and licensed ground floor space, perfect for a variety of tenants. Now available on flexible lease terms and ready for immediate occupancy.

Link - <https://circusstreetbrighton.com/>

## Key Features

- Outside seating available
- Non-vertical alcohol licence until 11pm (both inside and outside)



- Recently refurbished to a high standard
- EPC Rating: A
- Significant landlord incentives available

## Accommodation

Refurbished Ground Floor premises arranged as follows:

Main trading area: 915 sq ft (85 m2)

- Internal Width Maximum: 40'8"
- Total Depth: 28'5"
- Floor to ceiling height: 2.95m

Rear kitchen facility: 107 sq ft (10 m2)

**Total Accommodation: 1,022 sq ft (95 m2)**

## Amenities

- Exposed concrete ceiling
- Modern extraction fan
- Herringbone parquet flooring
- DDA-compliant side entrance
- Non-vertical alcohol license to 11pm (both inside and outside)
- Ample natural light
- Bespoke bar counter
- Black track LED spot lighting

## Terms

A new lease is available on flexible leasing terms.

Guide Rent: £27,500 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution.

## Business Rates

- Billing Authority: Brighton & Hove
- Description:



- Rateable Value: £-
- Rates Payable: £-
- Valid 1 April 2023 (current)

## VAT

VAT will be payable on the terms quoted.

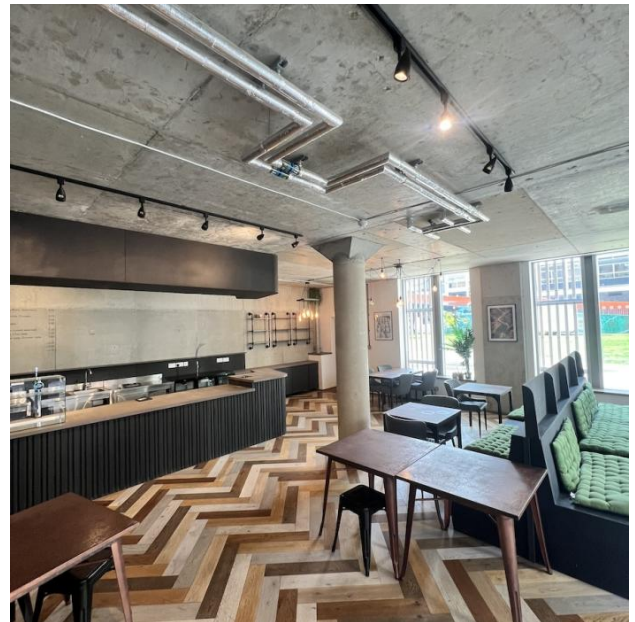
## Legal Fees

Each party is responsible for their own legal fees incurred.

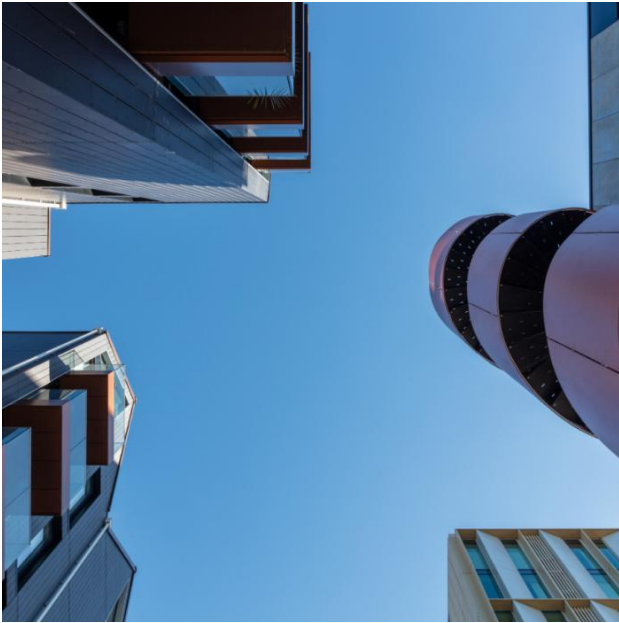
## Viewing Arrangements

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











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