graves jenkins
PROPERTY PEOPLE

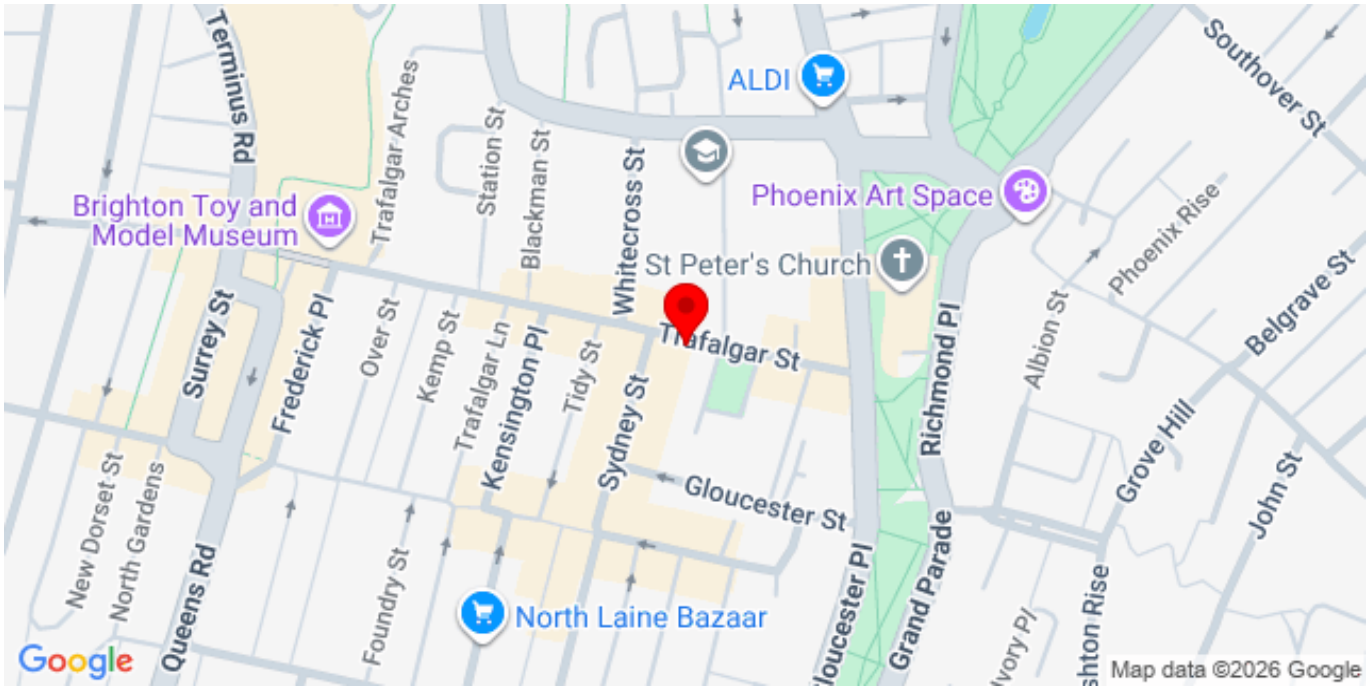
gravesjenkins.com



15 Trafalgar Street, Brighton, BN1 4EQ

LEASE FOR SALE: PRIME CAFE/SHOP IN NORTH LAINE AREA

LOCATION



Trafalgar Street is located in the heart of Brighton's North Laine, widely regarded as the city's bohemian quarter. A densely populated residential area which remains a highly sought-after destination for a variety of businesses, all benefiting from the constant pedestrian traffic throughout the day and night.

The area is home to a vibrant mix of locally and nationally renowned cafes and eateries, boutique shops offering jewellery, second-hand books, and vintage clothing, as well as distinctive independent retailers. Brighton Mainline Station is conveniently located just 200 metres to the west, approximately a 5-minute walk away.

The property itself is situated on the southern side of Trafalgar Street, towards the eastern end, nestled between Sydney Street and Pelham Street. It is directly opposite the Greater Brighton Metropolitan College, 'The Met,' with its many thousands of college students that attend.

Description

Located within a distinctive character building adorned with striking green exterior tiling, the space boasts an expansive, inviting shopfront, ample natural light, and an alcohol license.

Although suitable for a variety of uses, the premises present a prime opportunity to acquire a fully equipped and recently renovated, split-level cafe space on the Ground Floor—ready for immediate occupancy.

Currently operating, the premises provide prospective tenants with the advantage of existing goodwill and footfall trade at a low start-up cost.

Key Features

- Desirable North Laine Location
- Recently Renovated and Fully Equipped
- Eligible for Full Small Business Rates Relief
- Licensed Premises
- High Pedestrian Footfall (Day and Night)
- Character Building

Accommodation

Arranged over a split-level Ground Floor, with an attractive shopfront all arranged as follows.

- Internal Width (Max): 16'9"
- Internal Depth (Max): 32'4"
- Floor-to-ceiling height: 9.2 feet (2.8 meters)

Plus a Rear W/C Facility.

Total Accommodation: 461 sq ft (42.8 m2)

Amenities

Equipped with the following amenities.

- Full-service Bar/Counter
- New Wood Laminate Flooring (spare flooring available)
- Modern LED Rail Lighting
- Display Merchandiser Fridge
- Lincat Double-Deck Pizza Oven
- Merrychef High-Speed Oven
- Commercial 2-cup Espresso Coffee Machine
- Stainless Steel Three Door Pizza Prep Counter
- Commercial Crushed Ice Machine
- Multiple Refrigerators and Freezers
- Undercounter Dishwasher
- Two Single-bowl Commercial Sinks and Hand Wash Basin
- Free-standing Tables and Chairs (and Bar Stools)
- Shelving and Storage Cupboards

Lease

Held for a term of ten (10) years from 17th August 2023 and ending on and including 16th August 2033.

Passing Rent - £18,000 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).

Rent Review

£18,600 per annum, exclusive for the period 17th August 2025 to 16th August 2028.

Every fifth anniversary of that date thereafter.

Repairing Liability

Internal Repairing & Insuring.

Further details can be provided on request.

Premium

Price on application.

For the benefit of the lease, alcohol license, goodwill, and all quality restaurant fixtures and fittings which would suit a variety of operators.

Option to buy the business by way of Limited Company considered.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £9,900
- Valid from 1 April 2023 to present

Eligible for 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.

Viewing Arrangements

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


GRIND & SLICE


BEER








BEER
BAR





GET IN TOUCH

gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



Toby Graves

01273 701070
07818 569243
toby@gravesjenkins.com

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

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.