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20 Brighton Square, Brighton, BN1 1HD

PROMINENT CORNER RESTAURANT/CAFÉ/RETAIL UNIT IN BRIGHTON'S VIBRANT LANES

# LOCATION



## Description:

A highly prominent corner unit with double frontage, this property presents a rare opportunity for retail, café, or restaurant operators in the heart of Brighton's vibrant Lanes district. Surrounded by established hospitality names such as Coppa Club, Donatello, and Burger & Lobster, as well as a cluster of well-regarded independent and specialist jewellery retailers, the premises sit within one of Brighton's most popular and well-established retail destinations, benefiting from exceptional visibility and consistent high footfall throughout the day.

## Key Features:

- Prime Corner Unit with Double Frontage
- Fully Licensed for Restaurant/Cafe/Retail Use
- Flexible Accommodation from 1,344 sq ft
- High-Footfall Location in Brighton's Iconic Lanes

## Accommodation:

The approximate net internal areas measured are as follows:

Basement: 24.34 sq m (262 sq ft)

Ground Floor: 128.39 sq m (1,382 sq ft)

**Total:** 152.73 sq m (1,644 sq ft)

## Rent:

£35,000 per annum

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs

















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