



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



20 Brighton Square, Brighton, BN1 1HD  
LET: PROMINENT CORNER RESTAURANT/CAFÉ/RETAIL UNIT IN  
BRIGHTON'S VIBRANT LANES

# LOCATION

Situated in the vibrant heart of Brighton's renowned Lanes district, 20 Brighton Square presents an exceptional opportunity for retail, café, or restaurant operators seeking a high-footfall, high-visibility location. Positioned between the well-established Brighton Square and the contemporary Hannington Lane, the area enjoys a constant flow of pedestrian traffic, attracting a diverse mix of tourists, shoppers, and local residents throughout the day.

The surrounding streets are home to a thriving mix of food, drink, and retail occupiers, including Coppa Club, Burger & Lobster, Giggling Squid, Donatello, The Breakfast Club, Brass Monkey, and Hotel Chocolat, alongside well-known retailers such as Watches of Switzerland, Oliver Bonas, and Habitat. With its bustling atmosphere, established customer base, and strong hospitality presence, this location offers a rare and exciting opportunity for operators looking to establish themselves in one of Brighton's most dynamic commercial and leisure destinations.

## 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.

The predominantly ground floor accommodation offers flexible space ranging from 1,344 sq ft (124.9 m2) and is ready for immediate occupation.

An exciting opportunity for ambitious occupiers looking to secure a prime position in one of Brighton's most dynamic and sought-after commercial locations.

## 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

### Ground Floor - 1,382 sq ft (128.4 m2)

- **Unit 20 Trading Area:** 1,082 sq ft (100.5 m2)
- **Unit 3 Trading Area:** 300 sq ft (27.9 m2) - Option to add to the Ground Floor Trading Area.

**Basement - 262 sq ft (24.3 m2)** - Storage and WC facilities.

**Total Accommodation: 1,644 sq ft (152.7 m2)**

## License

Licensed for on and off-site alcohol sales with permitted opening hours:

- Monday-Saturday: 10:00 AM – Midnight
- Sunday: 10:00 AM – 11:30 PM

## Lease

A new lease is available on flexible terms.

Unit 20 Brighton Square: £35,000 per annum, exclusive.



Units 3 & 20 Brighton Square: £52,000 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

An effective Full Repairing & Insuring lease by way of service charge contribution.

Additional details are available upon request.

## Business Rates

The business rates are to be reassessed.

## VAT

VAT will be payable on the terms quoted.

## Legal & Professional Fees

Each party is to pay their own legal and professional fees incurred.

## 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.

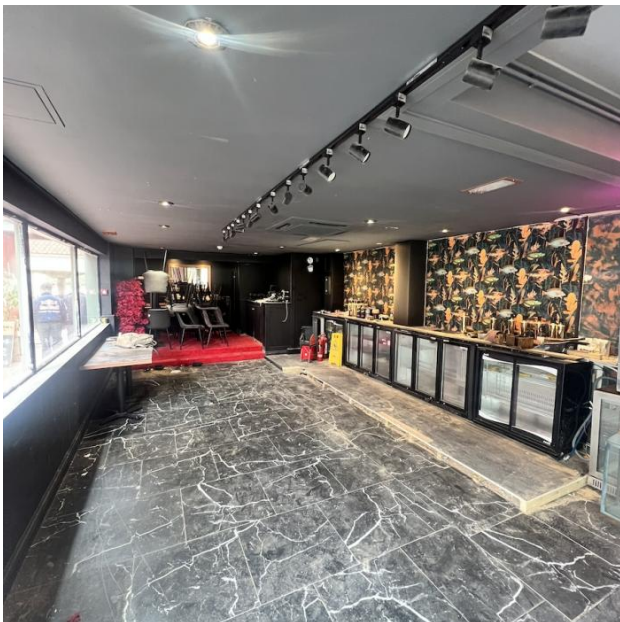
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Viewing Arrangements

Strictly via prior appointment through Sole Joint Agents Graves Jenkins (t: 01273 701070) and Oakley.













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



Oli Graves

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



Phil Graves

01273 701070  
07970 747197  
[graves@gravesjenkins.com](mailto:graves@gravesjenkins.com)



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