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3 & 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, 3 & 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 650 sq ft (60.4 m²) to 1,644 sq ft (152.7 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 650 sq ft to 1,644 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)

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



The unit can be subdivided to create two smaller units, 650 sq ft (60.4 m²) and 994 sq ft (92.3 m²), subject to terms and configuration.

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.

Viewing Arrangements

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











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