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15 Cranbourne Street, Brighton, BN1 2RD  
LEASE FOR SALE: PRIME CAFÉ UNIT IN CENTRAL BRIGHTON

# LOCATION

Located within the heart of Brighton's bustling city centre, 15 Cranbourne Street sits within a busy pedestrianised thoroughfare linking Churchill Square Shopping Centre to West Street and the popular Lanes. This high-footfall area is just a short walk (300m) from the seafront and approximately 0.4 miles from Brighton Station.

Cranbourne Street benefits from significant local and tourist traffic throughout the year, with immediate proximity to several national retailers and food operators including Pret A Manger, Tortilla, Zara, Waterstones, Boots, H&M, and Island Poke, among others.

An exciting opportunity lies in the highly anticipated arrival of IKEA, which is targeting an opening within Churchill Square in 2025. This is expected to significantly boost footfall and reinforce the area's status as Brighton's principal retail and leisure destination.

## Description

This prime café premises is ideally positioned to appeal to food and beverage operators looking to establish a presence in one of Brighton's most vibrant and evolving trading locations.

The premises comprise a prominent ground floor with full-height glazed frontage, hardwood floors, and spot lighting throughout the open-plan sales area. Internally, the unit provides approximately 20 covers (dependent on layout configuration), with the benefit of a pavement licence for an additional 16 external covers.

The lower ground floor provides kitchen facilities, ancillary storage, and a customer/staff WC.

## Key Features

- Prime City Centre Location
- Attractive Shopfront
- Near Churchill Square and Future IKEA, Linking to Brighton's Iconic Lanes
- Surrounded by Major National Retailers and High-Volume Food Operators
- New Lease Available

## Accommodation

Arranged over two floors:

### Ground Floor: 312 sq ft (29 m2)

- Internal Width (Max): 18'
- Internal Depth (Max): 22'6"
- Floor-to-ceiling height: 9.2 feet (2.5 meters)

### Lower Ground Floor: 267 sq ft (24.8 m2)

- Floor-to-ceiling height: 7.6 feet (2.3 meters)

### Total Accommodation (NIA): 579 sq ft (53.8 m2)

## Lease

Held for a term of 10 years beginning on, and including, 10th January 2017.

Passing rent - £32,500 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).

**Alternatively, a new lease is available on application.**

## Premium



Price on Application - To reflect the value of the location, associated licences, and the quality fixtures and fittings in situ, all of which are well-suited to a wide range of operators.

## Repairing Liability

An effective Full Repairing & Insuring lease.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £24,250
- Valid from 1 April 2023 to present

## VAT

VAT will not 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 Agent Graves Jenkins (t: 01273 701070).











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[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