



graves  
jenkins  
PROPERTY PEOPLE

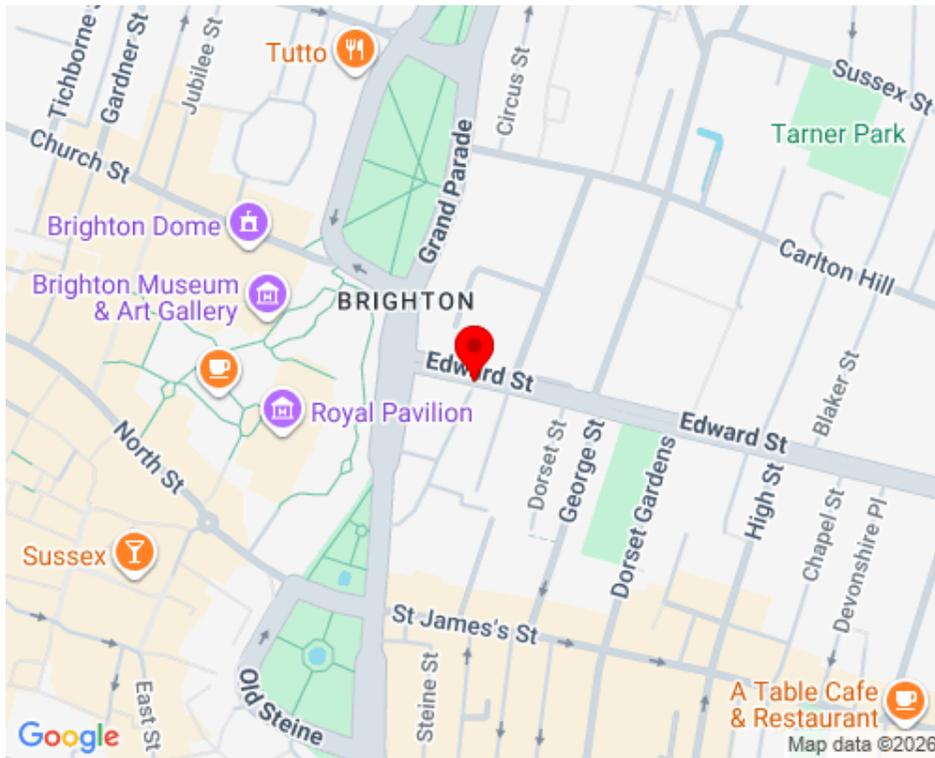
gravesjenkins.com



179 & 180 Edward Street, Brighton, BN2 0JB

LEASE FOR SALE: ESTABLISHED CAFÉ WITH EXTERNAL SEATING IN PRIME EDWARD STREET POSITION

# LOCATION



Frankie Vaughns is prominently located on Edward Street, just off Old Steine, opposite the police station and close to American Express Brighton and Brighton University.

The café benefits from excellent street visibility, a double frontage, and external seating for 24 covers, with a high-volume catchment of office workers, students, and local residents. Its central location provides easy access to the city centre, public transport, and surrounding amenities, making it an ideal turnkey operation with strong growth potential.

## Description:

The business has cultivated a loyal local following, known for its high-quality offering and personable service. The interior is fully fitted to a high specification, presenting a rare opportunity to acquire a turnkey operation with an excellent trading track record and clear potential for continued growth.

Available for immediate occupation, the property is offered with the benefit of existing goodwill, a strong and diverse customer base, and exposure to a high-volume catchment of office workers, local residents, and students.

179 Edward Street, Brighton, BN2 0JB: Open-plan café layout arranged over the Ground Floor, featuring an attractive double shopfront with a side hatch for takeaway service or external orders.

180 Edward Street, Brighton, BN2 0JB: Adjoining deli-style unit over the Ground Floor, comprising a rear food preparation area, two staff W/Cs, and access to a private rear courtyard.

Shared External Seating: Both units benefit from a dedicated external seating area to the front, accommodating approximately 24 covers.

## Premium

Price on Application. The premium is to include the benefit of the existing lease, goodwill, all fixtures and fittings and existing corporate contracts. The premises are fully fitted and ideally suited for café operators.

## Key Features:

- Established Café with Excellent Local Reputation
- Fully Fitted and Ready for Immediate Trade
- External Seating for Approximately 24 Covers
- Strong Office Worker and Residential Catchment
- Premium Fixtures and High-Spec Fit-Out Included

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor 179 Edward Street, Brighton, BN2 0JB	36734.10	Ground Floor 180 Edward Street, Brighton, BN2 0JB	25723.88	Total	62457.98
------------	------	-----	---	----------	---	----------	-------	----------

## Rent:

£26,800 per annum exclusive

## Terms:

Available by way of a Full Repairing and Insuring (FRI) lease, with terms to be agreed. The tenant will contribute towards the upkeep of the building via a service charge.

## Specifications:

Fully fitted for a turkey cafe operation. Inventory available upon request.



## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs

## 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.









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



Oliver Graves

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



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