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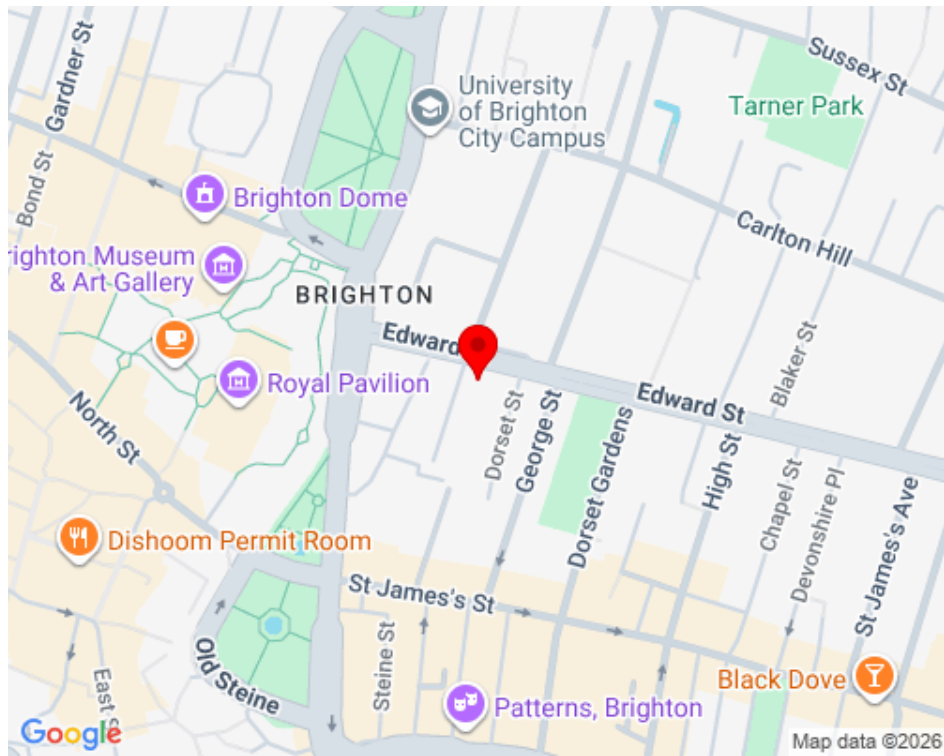
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180 Edward Street, Brighton, BN2 0JB

PREMIUM

# LOCATION



## Description:

Frankie Vaughans is a well-established and highly regarded café, occupying two adjoining ground-floor units with an attractive double frontage and a thoughtfully configured, welcoming layout. The premises benefit from a dedicated external seating area to the front, providing approximately 24 covers and enhancing the café's prominent street presence.

## 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:

Ground Floor 179 Edward Street, Brighton, BN2 0JB: 34.10 sq m  
(367 sq ft)

Ground Floor 180 Edward Street, Brighton, BN2 0JB: 23.88 sq m  
(257 sq ft)

**Total:** 57.98 sq m (624 sq ft)

## Rent:

£26,800 per annum Premium-Price on application

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs













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