



graves
jenkins
PROPERTY PEOPLE

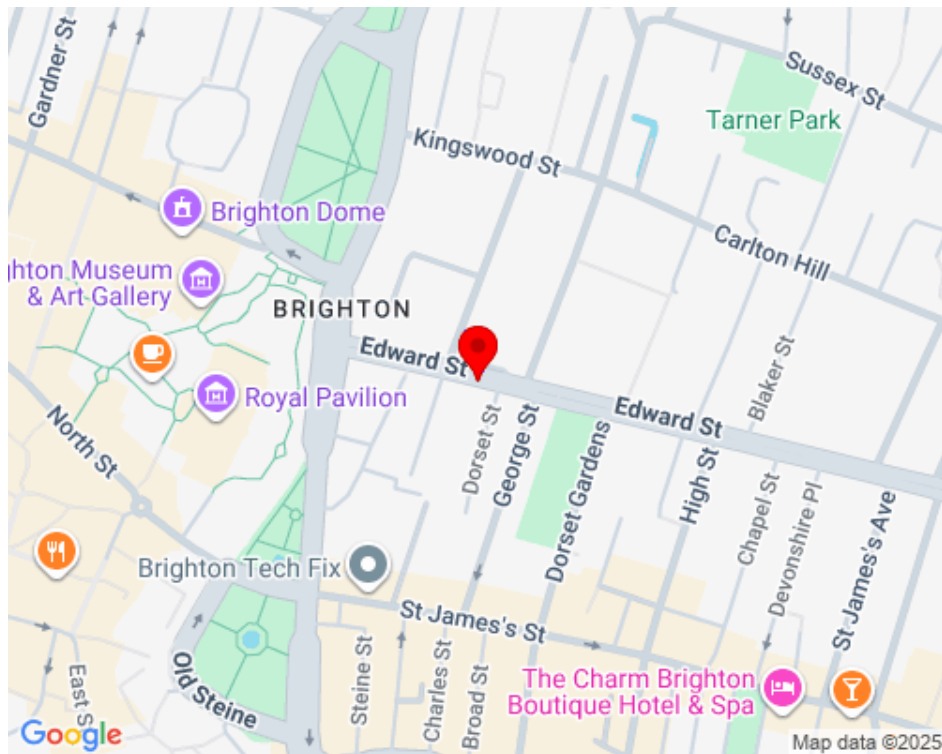
[gravesjenkins.com](https://www.gravesjenkins.com)



179 & 180 Edward Street, Brighton, BN2 0JB

LEASE FOR SALE: ESTABLISHED CAFÉ/DELI OPPORTUNITY WITH EXTERNAL SEATING

LOCATION



Edward Street is a key arterial route linking Brighton's city centre with the eastern seafront and Kemptown, benefiting from consistent levels of both pedestrian and vehicular traffic throughout the day.

Situated on the southern side of Edward Street, **Frankie Vaughans** occupies a prominent position within a vibrant and evolving mixed-use district. It sits moments from several key institutions and landmarks, including the **American Express HQ**, **Brighton Law Courts**, **Brighton Police Station**, **University of Brighton Design Archives**, and **Brighton College**. The property is also close to two of the city's most significant regeneration projects - **Circus Street** and **Edward Street Quarter** - mixed-use schemes that are transforming the local area with high-spec offices (home to **Octopus Energy**, **Knights**, **NatWest**, **Hyve Managed Hosting**, **Electric Square**, and **Ansvar Insurance**), residential apartments, and new amenities.

The surrounding area benefits from a strong and diverse residential catchment, with an expanding population of professionals, students, and families. The café is ideally placed to serve this local community while also drawing custom from nearby businesses, institutions, and passing footfall. Brighton Dome, the Royal Pavilion, Palace Pier, the seafront, and The Lanes are all within a 10-minute walk, offering excellent connectivity and access to Brighton's core visitor and retail destinations.

This is an established and strategic trading location, presenting an excellent opportunity for a café operator to benefit from further footfall growth as wider regeneration of the area continues.

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.

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.

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 premises are arranged as follows:

179 Edward Street, Brighton, BN2 0JB: 367 sq ft (34.1 m²)

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: 257 sq ft (23.9 m²)

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.

Total Accommodation (NIA): 624 sq ft (57.9 m²)

Amenities & Equipment

Equipped with the following:

- La Marzocco Strada Espresso Machine - premium commercial machine for high-volume coffee service
- Four Commercial Coffee Grinders - including Anfim Milano and Mahlkönig models
- PuqPress Automatic Coffee Tamper - ensuring consistency and speed in service
- Full-Service Bar & Counter Setup - ideal for customer interaction and efficient workflow
- Commercial Serve Over Counter / Refrigerated Display

- Cabinet - perfect for showcasing fresh food items
- Polar Display Merchandiser Fridge - attractive front-of-house chilled display
- Multiple Commercial Refrigerators & Freezers
- Multiple Stainless Steel Prep Surfaces & Shelving
- Double-Bowl Commercial Sink & Separate Hand Wash Basin - compliant with food hygiene standard
- Window Counters with Freestanding Stools - ideal for casual seating and takeaway trade
- Sufficient Dry and Cold Storage Areas
- Hotpoint Built-Under Double Oven
- Beko Freestanding Double Oven Electric Cooker
- Nisbets Essentials Single Contact Grill
- Panasonic Microwave, Tower Air Fryer & Toaster
- All Additional Fit-Out and Decorative Items

Lease

179 Edward Street, Brighton, BN2 0JB

- Held for a term of twelve (12) years from 20th July 2017 and ending on and including 19th July 2029.
- Passing Rent - £15,800 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).

180 Edward Street, Brighton, BN2 0JB

- Held for a term of twelve (12) years from 20th July 2017 and ending on and including 19th July 2029.

- Passing Rent - £11,000 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).

Rent Review

Not applicable - no further rent review provisions within the term of the lease.

Repairing Liability

Effective full repairing and insuring by way of a service charge contribution (£250 each quarter day).

Further information is available upon request.

Premium

Price on application - To include the benefit of the lease, goodwill, and all high-quality fixtures and fittings, ideally suited for café operators.

Business Rates

179 Edward Street, Brighton, BN2 0JB

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £11,000
- Valid from 1 April 2023 to present

Eligible for Full Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

180 Edward Street, Brighton, BN2 0JB

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £6,000
- Valid from 1 April 2023 to present

Eligible for Full Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

VAT

VAT is not payable on the terms quoted.

Legal and Professional Fees

Each party is to bear their own legal and professional costs incurred.

Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).







GET IN TOUCH
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



George Wickenden

wickenden@gravesjenkins.com



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