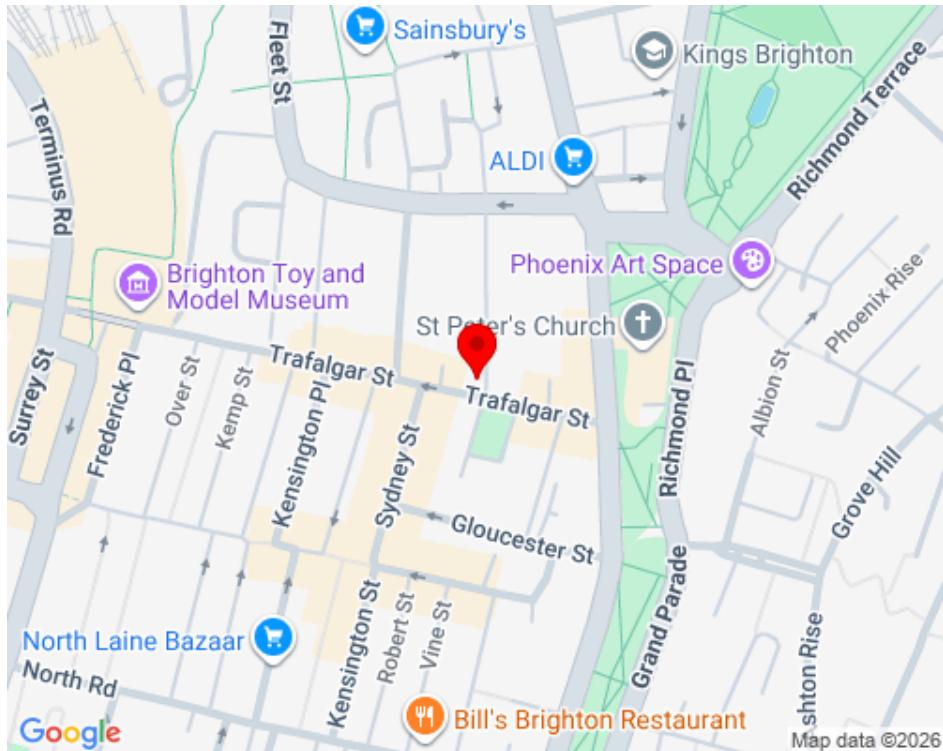




1B Pelham Street, Brighton, BN1 4FA

LEASE FOR SALE: FULLY FITTED TURNKEY CAFE PREMISE WITH EXTERNAL SEATING

LOCATION



Description:

A rare opportunity to acquire a fully fitted and operational café located in the heart of Brighton's vibrant North Laine district. The premises occupy a prominent ground floor commercial unit, arranged in an open plan configuration, incorporating a full service bar and counter, wood effect laminate flooring, contemporary LED lighting, and a well executed modern interior fit out. The property also benefits from a dedicated external seating area, enhancing street presence within this highly active and popular commercial location. The café enjoys a strong and diverse customer base, including students, local office occupiers, nearby residents, and commuters traveling between the city centre and Brighton Mainline Station.

Lease

Held for a term of five (5) years from 29th November 2023 and ending on and including 28th November 2028. Passing Rent - £10,500 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).

Premium

£12,500 - To include the benefit of the lease and all high-quality fixtures and fittings, ideally suited for café operators.

Rent Review

29th November, 2026.

Key Features:

- Fully Fitted Turnkey Café Premises
- Open-Plan Layout with Full-Service Bar & Counter
- Extensive External Seating for All-Day Trading
- Ready for Immediate Occupation
- North Laine Location

Rent:

£10,500 per annum exclusive

Business Rates:

Rateable Value: £6900

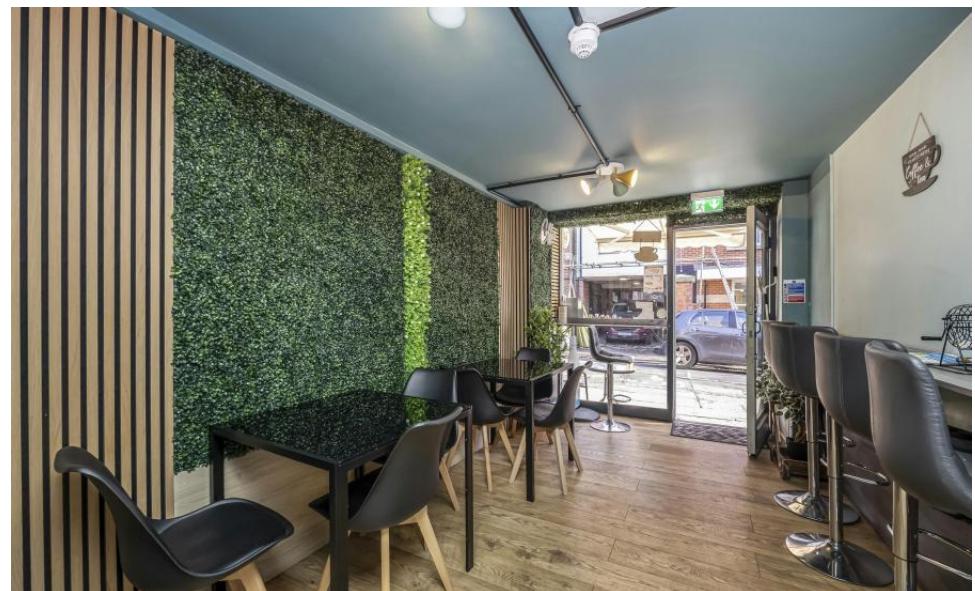
VAT:

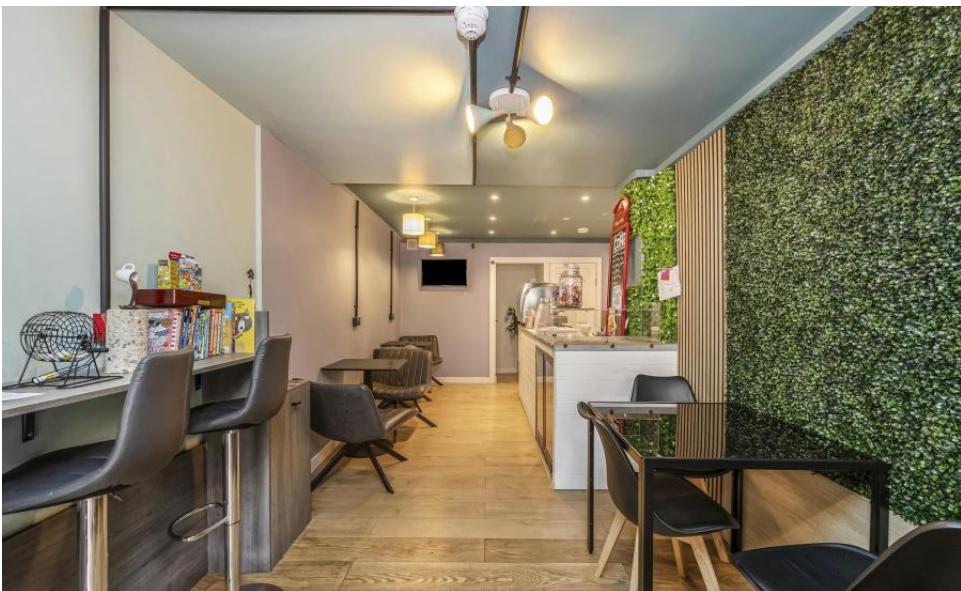
VAT is Not applicable

Legal Fees:

Each party to bear their own costs











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