



Brighton Dome

Unique Restaurant/Catering Opportunity
Brighton Dome, New Road, Brighton, BN1 1UG

Photo by Summer Dean

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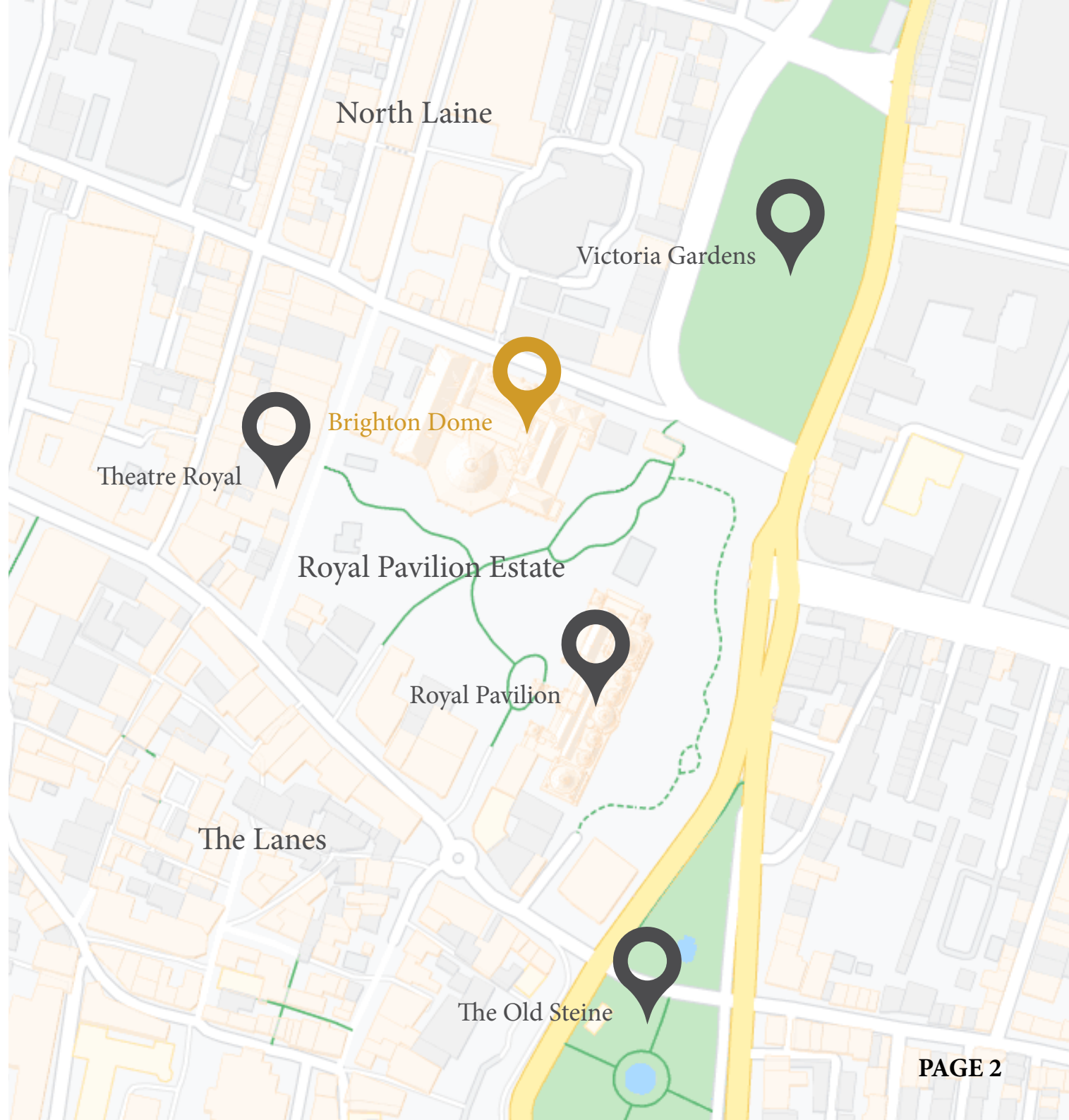


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The Location

Situated within the city's cultural centre on the Royal Pavilion Estate where historically over 1.2 million people engage with the various venues on an annual basis. Forming part of the refurbished Brighton Dome project fronting the pedestrianised and popular New Road thoroughfare, the site responds to the significant footfall in this area. Close by is the Theatre Royal, Brighton Library, plus Brighton Museum and Art Gallery.

The site runs adjacent to the vibrant and eclectic North Laine area of Brighton with its independent retailers, bespoke restaurants and eateries, colourful terraced houses, and forms part of a Conservation Area. To the southern end is North Street with its numerous retail outlets, leading to a short walk into the Lanes, full of jewellers, an array of shops, pubs, and restaurants.





Brighton Dome & Brighton Festival (BDBF)

BDBF is responsible for the year-round operation of Brighton Dome and for delivery of the renowned annual Brighton Festival. The organisation is recognised as central to the city's reputation as a cultural destination.

Reaching annual audiences of over 600,000, BDBF delivers a diverse range of events including rock, pop and classical concerts, dance, theatre, and comedy shows alongside conferences, business and community events and educational activity.

The Brighton Dome Capital Project

BDBF will soon be completing a multi-million pound refurbishment of its venues which will result in a major transformation of the 200-year-old Grade I listed Corn Exchange, the Riding Room built and used by George IV, plus significant improvements to the 250 seat Grade II listed Studio Theatre.

New spaces include a ground floor restaurant opening on to New Road and added bars and front of house areas to enhance the visitor experience.





Opportunity

The tenancy is looked upon as a 'partnership' with BDBF who see this space at the heart of the visitor welcome, playing a role in attracting new visitors to the destination venues. The food offer will play a vital part within the events operation, offering added value to visitors and enhancing the other catering facilities on site. BDBF is keen to work together to promote offers to ticket holders, members and patrons.

The demised area will have its own street access into the main building from New Road and will have access through to the main internal circulation areas of the Brighton Dome. Separate catering areas will be in use by the in-house bars team and external event caterers so it will be necessary for the operator to work closely with the BDBF management team on an operational level.

BDBF are seeking a partner who will help build on its work to create a sustainable venue operation.



Note: All dimensions are subject to on site dimension checks.

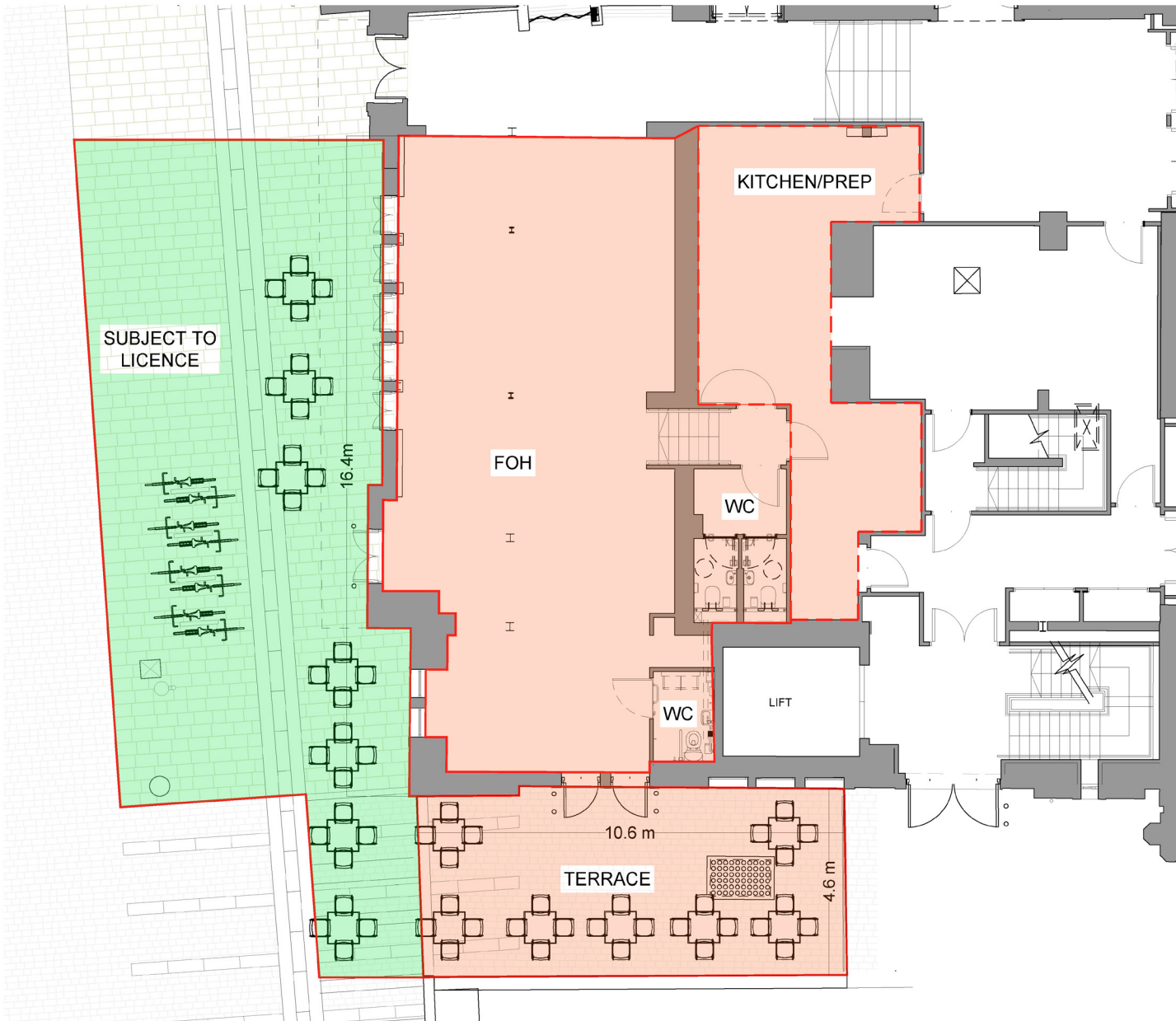
Net Internal Areas

FOH: 1,373 sqft
Kitchen/Prep: 453 sqft
Beer Cellar: 86 sqft

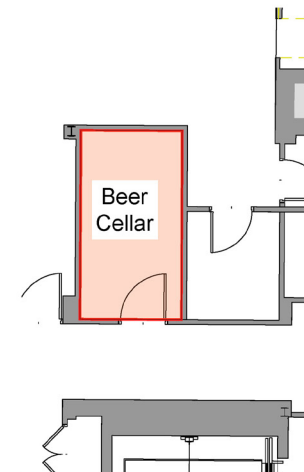
Gross External Areas

Terrace: 528 sqft
Terrace to New Rd: 1,400 sqft

-  Area comes under terms of lease
-  Area subject to BHCC Pavement consent



GROUND FLOOR



BASEMENT

Accommodation

Ground floor accommodation as set out with the added benefit of exclusive use of the southern terrace overlooking the Royal Pavilion Estate.

Any occupier will also benefit from a pavement licence from Brighton & Hove City Council for external dining on the New Road frontage.

Main New Road Frontage:	53' 9" (16.4m)
South Facing Terrace overlooking the Royal Pavilion Estate:	538 sq ft (50m2)
Front of House Trading:	1,373 sq ft (127m2)
Lower Ground Floor Kitchen/Preparation:	453 sq ft (42m2)
Basement/Cellar:	86 sq ft (8m2)
Total Accommodation:	2,450 sq ft (227m2)

Lease Structure

- A new lease for a fixed term of 10 years is available, outside the provision of the Landlord & Tenant Act (1954) as amended.
- A rent guide of £70,000 per annum, exclusive with annual uplifts according to RPI.
- All utilities are exclusive of the above mentioned rent guide.
- Business rates will be levied on the premises as separate.
- The lease is assignable.
- An internal repairing lease with the landlord being responsible for the main external building repair with a service charge payable by the tenant partner.

Timing

Official handover following the full refurbishment of the Brighton Dome project is scheduled March 2022 and essentially in time for the Brighton Festival in May 2022. The restaurant and bar section on offer could be handed to the new tenant partner prior to Christmas 2021 to carry out a bespoke fit out arrangement.

The Tenant Partner

We are seeking a party to work with the lease structure and to propose a concept which is in keeping with BDBF's vision of an all day casual dining operation which welcomes a wide range of people and delivers a distinctive visitor experience.

A sustainable business, with an understanding of the Brighton marketplace which can creatively engage with the events programme and celebrate the heritage of these unique buildings.



Photo by Murray Scott



For More Information and Viewing Arrangements

Please contact BDBF sole agents



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