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56 Kings Road, Brighton, BN1 1NA

TO LET: PRIME SEAFRONT RESTAURANT/TAKEAWAY OPPORTUNITY WITH
LATE LICENCE

LOCATION

Situated directly on Brighton's iconic seafront, this prime restaurant/takeaway opportunity enjoys unrivalled visibility and footfall between two of the city's most visited attractions: Brighton Pier and the Brighton Centre. With constant pedestrian traffic from tourists, concertgoers, and beach visitors, the location offers exceptional potential for all-day trade.

Nestled along the promenade, Kings Road is a magnet for both locals and tourists seeking seafront dining, takeaway treats, and relaxed refreshments with a sea view. The area is home to a wide variety of hospitality and leisure venues, including beachside cafés, bars, arcades, and food kiosks, all thriving from Brighton's year-round visitor economy.

The property is surrounded by a high concentration of hotels, short-term lets, and holiday apartments, making it a sought-after location for operators looking to tap into the vibrant tourism and events market that defines central Brighton.

Description

A rare opportunity to secure a fully refurbished and superbly equipped restaurant/takeaway premises in a high-profile seafront location at the heart of Brighton.

Renovated to an exceptional standard in 2022, the property is offered in immaculate condition and features a full range of premium trade fixtures and fittings, allowing for immediate occupation and the potential for near 24-hour operation thanks to favourable licensing.

Positioned on one of Brighton's busiest thoroughfares for both footfall and vehicle traffic, this site offers outstanding visibility and exposure to tourists, commuters, and local residents alike. Ideal for ambitious operators seeking a turnkey opportunity in a thriving hospitality destination.

Key Features

- Prime seafront location with heavy footfall
- Late licence with trading up to 4am
- Fully refurbished and turnkey ready
- Surrounded by hotels and leisure venues

Accommodation

Ground Floor: 952 sq ft (88.4 m2)

- Internal Width (Max): 14'1"
- Internal Depth (Max): 82'6"
- Floor-to-ceiling height: 9.2 feet (2.8 meters)

The current internal layout provides seating for approximately 40 covers, with an additional 20 covers available at the front of the premises via a pavement licence, perfect for capitalising on Brighton's busy seafront footfall. Upon entry, there is an impressive open cooking area equipped with a new extraction canopy, charcoal grill, donner kebab machine, deep fat fryer, panini press, cooker, two-group coffee machine, chiller display counter, and hot Bain Marie display.

Towards the rear is a dedicated pizza preparation station with a newly installed double pizza oven (unused) and marble-topped prep counter. Customer WCs are also located to the rear.

A secondary access point opens onto South Street, where a purpose-built serving hatch has been installed, ideal for takeaway orders and delivery collections.

Lower Ground Floor: 731 sq ft (67.9 m2)

- Floor-to-ceiling height: 7.6 feet (2.3 meters)

The basement provides a second fully fitted kitchen with a separate commercial extraction, previously used for food prep and cooking. This level also offers generous storage, including a walk-in chiller, multiple chest freezers and fridges, and a staff toilet.

Total Accommodation (NIA): 1,683 sq ft (156.3 m2)



Additional features include three-phase electric power, a 16-camera CCTV system, an intruder alarm, and flexible internal arrangements that can suit a variety of food concepts.

License

ALCOHOL LICENCE: 1445/3/2021/02404/LAPRET

Late Night Refreshment

Times:

- 23:00:00 - 04:00:00 Friday
- 23:00:00 - 03:00:00 Monday
- 23:00:00 - 04:00:00 Saturday
- 23:00:00 - 03:00:00 Sunday
- 23:00:00 - 03:00:00 Thursday
- 23:00:00 - 03:00:00 Tuesday
- 23:00:00 - 03:00:00 Wednesday

Opening hours

Times:

- 11:00:00 - 04:00:00 Friday-Saturday
- 11:00:00 - 03:00:00 Sunday-Thursday

Sale by Retail of Alcohol

Alcohol consumed (Both on and off the premises)

Times:

- 11:00:00 - 22:00:00 Every Day

Lease

A new lease is available for a term to be negotiated.

Guide Rental Level: £35,000 per annum, exclusive.

Premium

Price on Application - To reflect the value of the location, associated licences, and the quality fixtures and fittings in situ, all of which are well-suited to a wide range of operators.

Rent Review

By negotiation.



Repairing Liability

An effective Full Repairing & Insuring lease.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Restaurant and premises
- Rateable Value: £15,000
- Valid from 1 April 2023 to present

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

VAT

VAT may be payable on the terms quoted.

Legal & Professional Fees

Each party is to pay their own legal and professional fees incurred.

Anti-Money Laundering

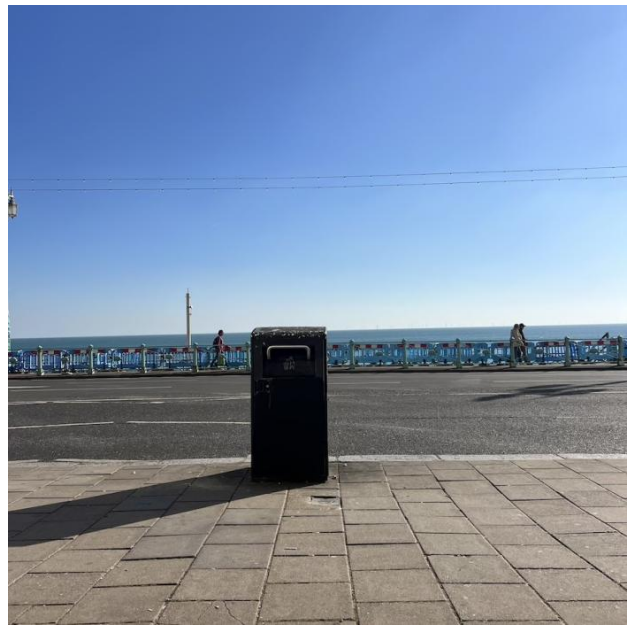
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

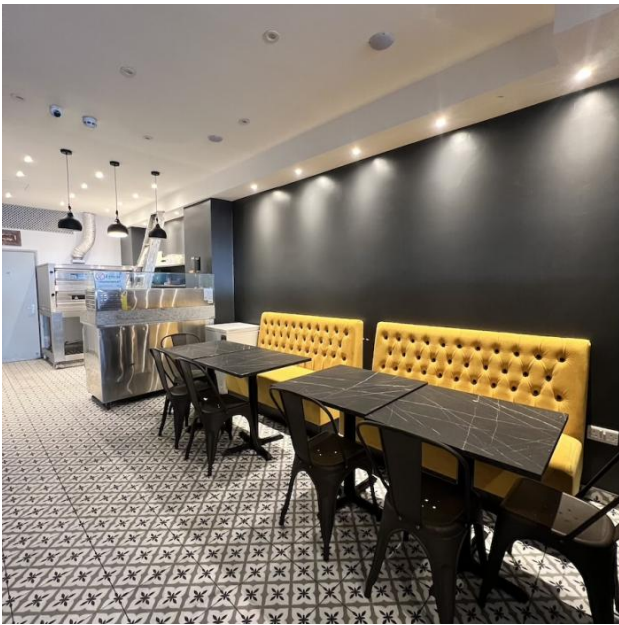
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

Viewing Arrangements

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













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