



**REDUCED
PREMIUM**

Carr & Priddle
LEASE FOR SALE
DUE TO RELOCATION
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NORD
- KAFE & PIZZA -

PRIME CAFE UNIT IN BUSY LOCATION
15 CRANBOURNE STREET BRIGHTON BN1 2RD



PUB & KITCHEN

The Square
THE SQUARE

ALIAS
CAFE

CROWNS
BRIGHTON

WIN ON THE SQUARE
fresh **FOOD** *EXCEPTIONAL Cocktails*
LOCAL *Craft Beers* **LIVE MUSIC DJ**
FUNCTION ROOM & BAR

The Square
THE SQUARE
OPEN
come & say hello

INTERNATIONAL MONEY EXCHANGE
bureau de change
WESTERN UNION
FOREIGN EXCHANGE
CASH
CASH
CASH
CASH
CASH
CASH

FIX

rizon Money Exchange
Currency Specialist

scoble

URBAN
30344

ADDITIONAL SEATING UPSTAIRS



LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. The city has a resident population of 289,000.

Brighton is one of the largest retail centres in the UK, with a primary catchment of 515,000 and a cosmopolitan vibrant mix of high-end mass market and boutique retailers.

The catchment area has a high proportion of aged 22-44 and a significantly above average proportion of working age adults within the most affluent AB social group (higher & intermediate managerial, administrative) as well as an over-representation of social group C1 (professional occupations).

15 Cranbourne Street is located in a busy pedestrian thoroughfare close to the Churchill Square Shopping Centre (1,600 car spaces) and providing access to West Street and Duke Street.

Brighton Seafront is a few minutes walk (300m) and Brighton station is 9 mins (0.4 miles). There is a NCP car park in Russell Road (536 spaces), 5 mins (0.3 miles).

NEARBY OCCUPIERS

- **Tortilla**
- **Fika Korean Burger**
- **Island Poke**
- **Belgian Chips**
- **Scribbler**
- **Timpson**
- **Metro Bank**
- **Caffe Nero**
- **Urban Outfitters**
- **Marks & Spencer**
- **Boots The Chemist**
- **Waterstones**
- **Pret a Manger**
- **Zara.**
- **H & M**

DESCRIPTION

The property comprises a prominent ground floor cafe premises with open plan sales benefitting from full height glazed frontage, hardwood floor and spot display lighting. There are 16 inside covers and pavement seating for a further 16.

The lower ground floor provides ancillary kitchen & storage, with W.C.

ACCOMMODATION

Main Frontage 19' 2" ft 5.8 m

Ground Floor Sales 311 ft² 28.9 m²

Lower Ground Floor 247 ft² 22.9 m²

Net internal areas (NIA).

LEASE

An assignment of the existing effective FRI lease dated 10th January 2017 for a term of 10 years, expiring 9th January 2027, without further review.

Alternatively a new lease is available terms on application.

RENT

£32,500 per annum exclusive.



PREMIUM

Details on application.

BUSINESS RATES

RV £24,250 UBR 49.9p (Apr 23/24). Small Business Rates Relief may apply.

Note: The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

PERMITTED USE

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 & D2 uses.

ENERGY PERFORMANCE CERTIFICATE

Certificate no: 0593-0430-2130-1600-7803.
The property's current energy rating is D 84.

LEGAL COSTS

Each side will be responsible for their own legal costs.



VIEWING & FURTHER INFO

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