



## **Prime Restaurant Space To Let Central Brighton**

**5 & 20 Brighton Square**  
Brighton, BN1 1HD

**Restaurant  
TO LET**

**3,025 sq ft**  
(281.03 sq m)

- Prime location in Brighton Square
- Popular location for tourists and locals
- Ground and first floor restaurant
- Fully equipped rear kitchen
- Outdoor seating on first floor
- Current layout offers 150 covers approx
- Favourable alcohol licence

# 5 & 20 Brighton Square, Brighton, BN1 1HD

## Summary

Available Size	3,025 sq ft
Rent	£85,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable. The building has been elected and therefore VAT will be payable on the terms quoted
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Trading Area	934	86.77	Available
1st - Rear Kitchen	734	68.19	Available
1st - Trading Area inc outside seating area	1,357	126.07	Available
<b>Total</b>	<b>3,025</b>	<b>281.03</b>	

## Description

Prime restaurant premises in the heart of Brighton with all the necessary licenses and ready for immediate trade. The premises benefit from a rear first-floor fully fitted kitchen, open plan seating arrangement with outside seating, extensive storage and office facilities, suitable A/C units, multiple WCs, integrated sound system and CCTV.

Ground Floor: Trading Area.

Basement: Storage and WC facilities.

First Floor: Rear Kitchen with access to a side external refuse area, equipped with a comprehensive modern extraction system, pizza ovens, commercial-grade fridges/freezers, a walk-in cold room, durable industrial flooring, and several stainless steel preparation stations.

First Floor: Trading Area with inside and outside seating, multiple WCs, storage, and an office facility.

The current restaurant layout accommodates approximately 150 covers, plus additional outdoor seating, and features a mix of banquet seating, free-standing tables and chairs, and a fully licensed bar.

Business Rates: Unit 20 (Ground Floor) £39,000 Valid from 1st April 2023 to present

Business Rates: Unit 5 (First Floor) £64,000 Valid from 1st April 2023 to present

## Location

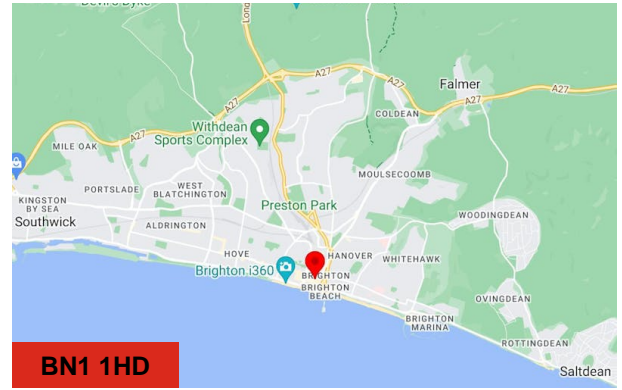
Nestled in the vibrant heart of Brighton's renowned Lanes district, this prime location is positioned between the longstanding Brighton Square and the newly developed speciality retail hub of Hannington Lane. Benefiting from continuous foot traffic throughout the day, the area draws in a steady influx of tourists and locals alike.

## Terms

Guide Rental Level: £85,000 per annum, exclusive.

## Premium

£80,000 (eighty thousand pounds) - For the benefit of the lease, license and all quality restaurant fixtures and fittings which would suit a variety of operators.



## Viewing & Further Information



**James Haywood**

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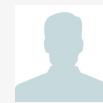
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