



20 Brighton Square

Brighton, BN1 1HD

**TO LET - Prime Retail /
Restaurant Premises
Rental £60,000 PAX**

2,061 sq ft
(191.47 sq m)

- Shell & Core Unit with Services Connected
- Prime Position within Brighton Square / South Lanes
- New Lease

20 Brighton Square, Brighton, BN1 1HD

Summary

Available Size	2,061 sq ft
Rent	£5,000 per month
Business Rates	Awaiting VOA assessment
Service Charge	£6.37 per sq ft includes operating costs such as, building insurance, waste disposal, external cleaning and maintenance, security, seasonal decorations, and other communal services and other such reasonable expenses that the managing agents shall from time to time determine in accordance with good estate management procedures
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

An excellent opportunity to secure a prominent commercial premises within Brighton’s renowned South Lanes. Occupying a highly visible position within Brighton Square, the property is surrounded by a vibrant mix of established restaurants, cafés, bars and premium retailers, creating one of the city’s most sought-after trading destinations. The location benefits from consistently strong pedestrian footfall throughout the day and evening, generated by the surrounding retail, hospitality and tourism offer within Brighton’s historic Lanes. The premises provide extensive frontage and excellent visibility, making them well-suited to a variety of retail, café or restaurant concepts seeking a prominent presence within a thriving city centre location.

Location

Located in the heart of Brighton’s celebrated Lanes district, Brighton Square provides a high-footfall and highly visible trading position within one of the South Coast’s premier retail and hospitality destinations.

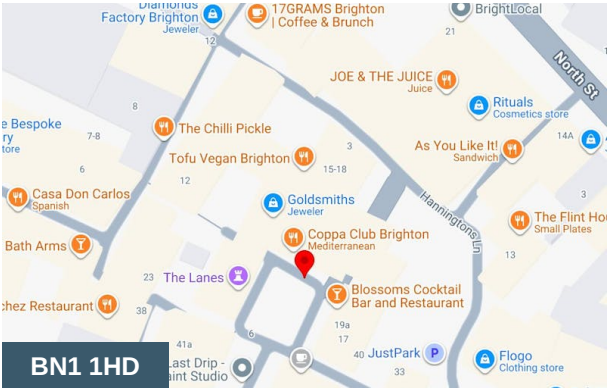
The square forms an important pedestrian link between the historic Brighton Square courtyard and the recently completed Hanningtons Lane development, attracting a constant flow of shoppers, tourists and local residents throughout the day and evening.

The immediate vicinity is home to a strong mix of national, regional and independent occupiers, including Coppa Club, Burger & Lobster, Donatello, Permit Room, Watches of Switzerland, Oliver Bonas and numerous boutique retailers and cafés. This diverse occupier profile, combined with Brighton’s year-round visitor economy, creates an exceptional environment for businesses seeking a flagship presence in a prime city centre location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	262	24.34
Ground	1,041	96.71
1st	758	70.42



Viewing & Further Information



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Name	sq ft	sq m
Total	2,061	191.47

Specification

The premises will be delivered in a shell and core condition with electricity, drainage and water mains connections in place, allowing an ingoing occupier to undertake a bespoke fit-out tailored to their specific operational requirements.

The property offers flexible accommodation suitable for a variety of retail, café, or restaurant uses. Existing extraction infrastructure and commercial kitchen facilities within the building may be available by separate agreement with the landlord, subject to requirements and terms being agreed.

Viewings

Strictly via prior appointment through Joint Sole Agents Graves Jenkins & Newlands Property

Terms

Available by way of a new Full Repairing and Insuring (FRI) lease, via a service charge contribution, with terms to be agreed. Rental £60,000 PAX