

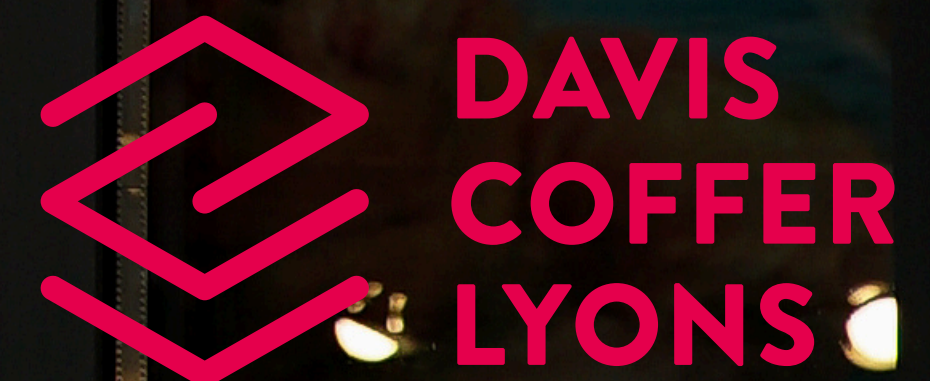
Manwhila

COFFEE BRUNCH WINE

NEW LEASE

1,720 SQ FT FITTED RESTAURANT

JUBILEE STREET, BRIGHTON BN1



Location

Brighton is one of the UK's most popular tourist destinations as well as being a affluent cosmopolitan city in its own right.

- Prime Lanes location
- Beneath a 79 bed hotel
- Walking distance to Brighton Station and the world famous Brighton Pier
- Adjacent to Jubilee Square and the Public Library
- Nearby operators include Wagamama, Gails, Pizza Express, Yo Sushi, Franco Manca and Tonkotsu



Description

Within the same building as the popular 79-bed My Hotel, the premises occupy an attractive glass frontage and are arranged over ground floor only.

- Fully fitted as high quality coffee shop
- Outside seating
- Direct link into hotel foyer
- Premises licence



Ground Floor	1,722 sq ft / 160 sq m
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Tenure

Occupancy agreement to be negotiated

Rent

Offers in the region of £60,000 per annum with a turnover contribution will be considered.

Planning

E-Class Use

Licensing

Alcohol sales are permitted on and off the premises:

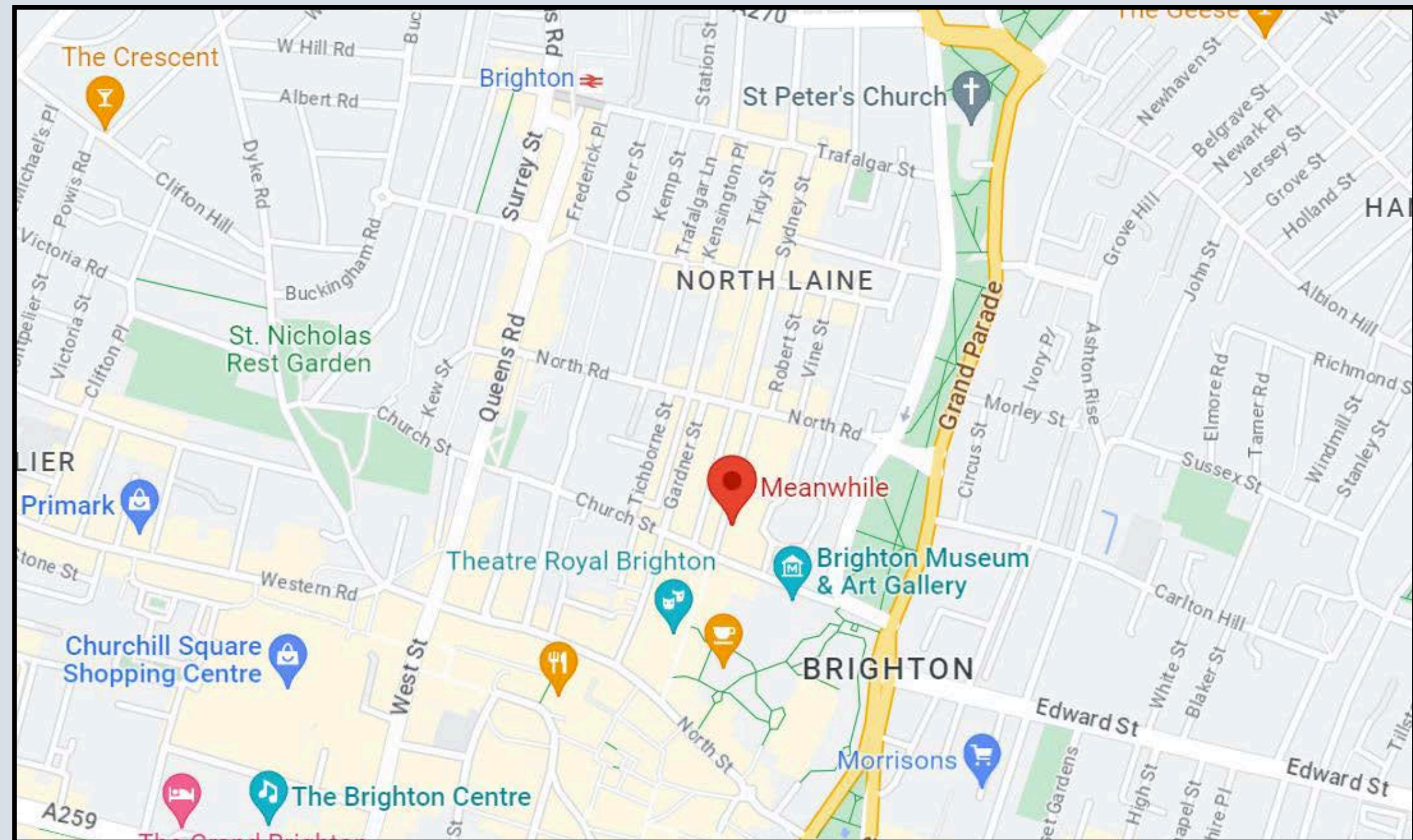
Monday to Sunday 08:00 to 04:00

Handover

The premises will be handed over in fitted condition.

Other

A service charge will be applicable. An EPC has been commissioned and is available upon request.



Contact

Viewings strictly by prior appointment only with sole agents Davis Coffey Lyons: dcl.co.uk

Rob Meadows
020 7299 0738
rmeadows@dcl.co.uk

Phoebe Brydon
020 7299 0726
pbrydon@dcl.co.uk