



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

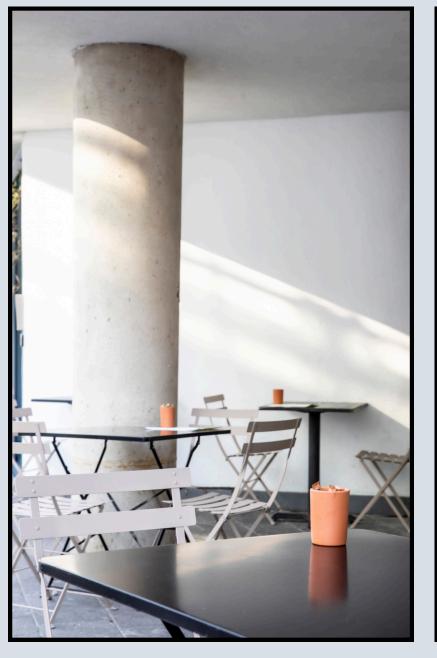
Description

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







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:

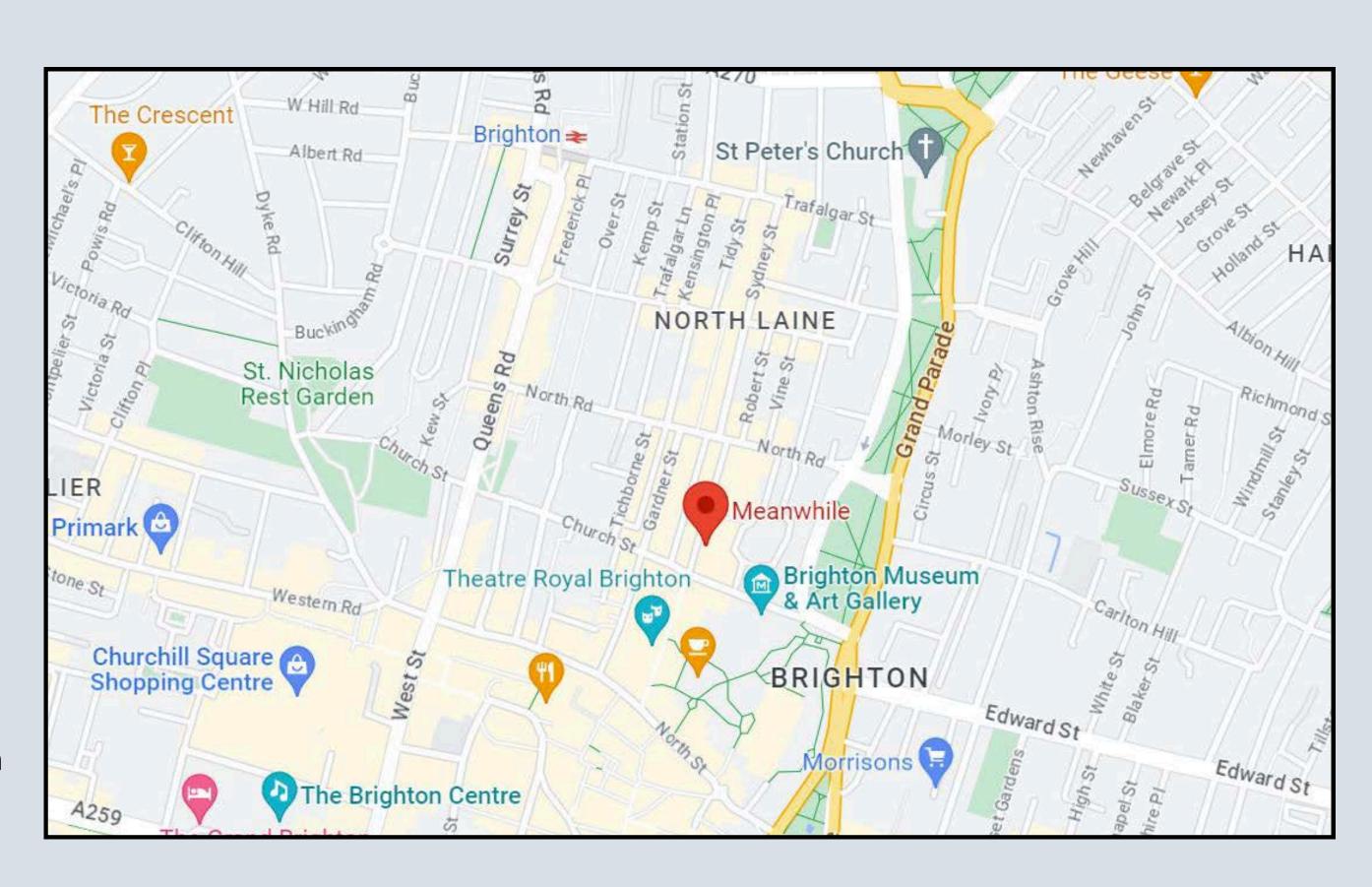
Monday to Sunday 08:00 to 04:00

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 Coffer Lyons: dcl.co.uk

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

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

Davis Coffer Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffer Lyons Limited