



17 Jubilee Street, Brighton BN1 1GE

Location

Brighton is one of the UK’s most popular tourist destinations as well as being a affluent cosmopolitan city in its own right. Positioned a short walk from the train station and the seafront the premises are located on Jubilee Street, one of Brighton main hospitality and leisure pitches and part of The Lanes. The site is adjacent to Jubilee Square and the main Public Library. There are numerous popular tourist attractions and venues nearby, including the world famous Brighton Pier, Brighton Dome, Brighton Museum and Art Gallery.

Wagamama, Gails, Pizza Express, YO! Sushi, Five Guys, Franco Manca, Tonkotsu are all located nearby. For an understanding of the location please review [Google Street View](#).

Description

Within the same building as the popular My Hotel the premises occupy an attractive glass frontage and are situated over ground floor only. Benefiting from a high-quality, coffee shop fit out, the premises will be handed over in fitted condition with kitchen and extraction in situ. The premises further benefit from outdoor seating area and a direct link into the hotel foyer.

We understand the Gross Internal Area to be:

Ground Floor	160 sq m	1,722 sq ft
Total	160 sq m	1,722 sq ft

Lease

The premises are available on an occupancy agreement to be negotiated.

Rent

Offers in the region of £90,000 per annum with a turnover contribution will be considered. **This is inclusive of Rates and Service Charge**

Planning / Licensing

The premises benefit from E Class Use.

There is a premises licence in place allowing the sale of alcohol on and off the premises at the following times:

Monday - Sunday	08:00 – 04:00
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Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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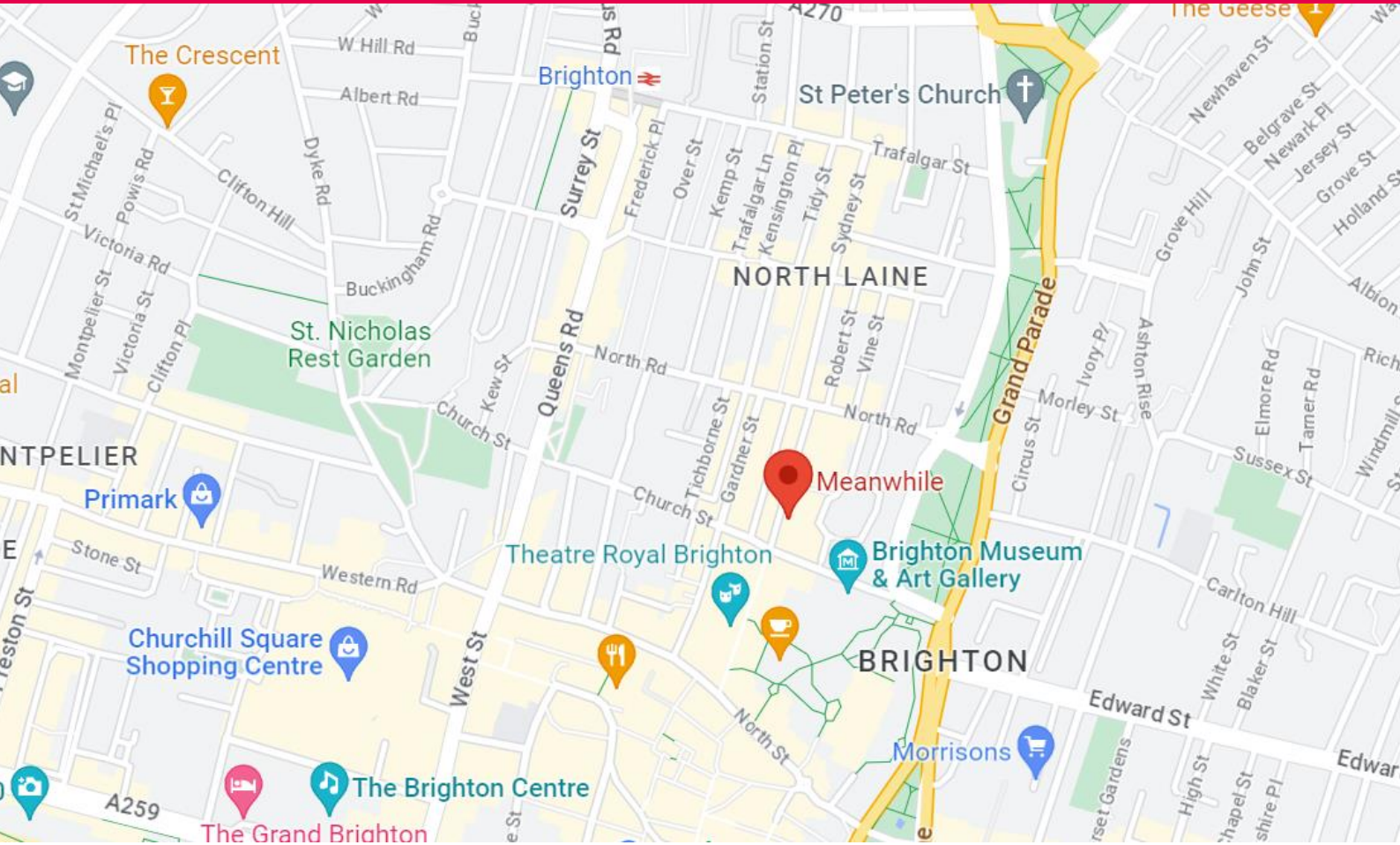
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NEW LEASE AVAILABLE- BRIGHTON, BN1

**1,720 SQ FT FITTED RESTAURANT OPPORTUNITY
WITH OUTDOOR SEATING**



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