



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

**Location**

The premises are located on Brighton Square, in the centre of The Lanes, which provides great access to the city’s attractions, including the seafront, Brighton Pier and i360. The location is highly desirable, being a short walk from Brighton’s mainline railway station and close by to numerous F&B brands, including Burger & Lobster, Dishoom Permit Room, Breakfast Club, Giggling Squid, Coppa Club, Blossom’s Cocktail Bar, The Ivy, Patty & Bun and various other independent and corporate operators. For a better understanding of the location please review [Google Street View](#).

**Description**

The premises are arranged over ground floor, basement and first floor with a substantial outdoor terrace. The ground floor comprises bar and customer seating area, with first floor consisting of two separate bar areas, ample customer seating, WC’s and fitted kitchen, as well as access to the large external terrace. The basement comprises storage and can be accessed through the underground car park for loading and parking. There is additional space that can be combined with the unit to create a larger ground floor and/or basement level. The gross internal areas are as follows:

Ground Floor	95.88 sq m	1,032 sq ft
Basement	24.15 sq m	260 sq ft
First Floor	186.73 sq m	2,010 sq ft
First Floor Terrace	102.19 sq m	1,100 sq ft
<b>Total</b>	<b>408.96 sq m</b>	<b>4,402 sq ft</b>

**Term**

The premises are available by way of new lease for a term to be agreed.

**Rent**

Rental offers in excess of £100,000 per annum exclusive.

**Planning**

The premises benefit from E Class Use.

**Business Rates**

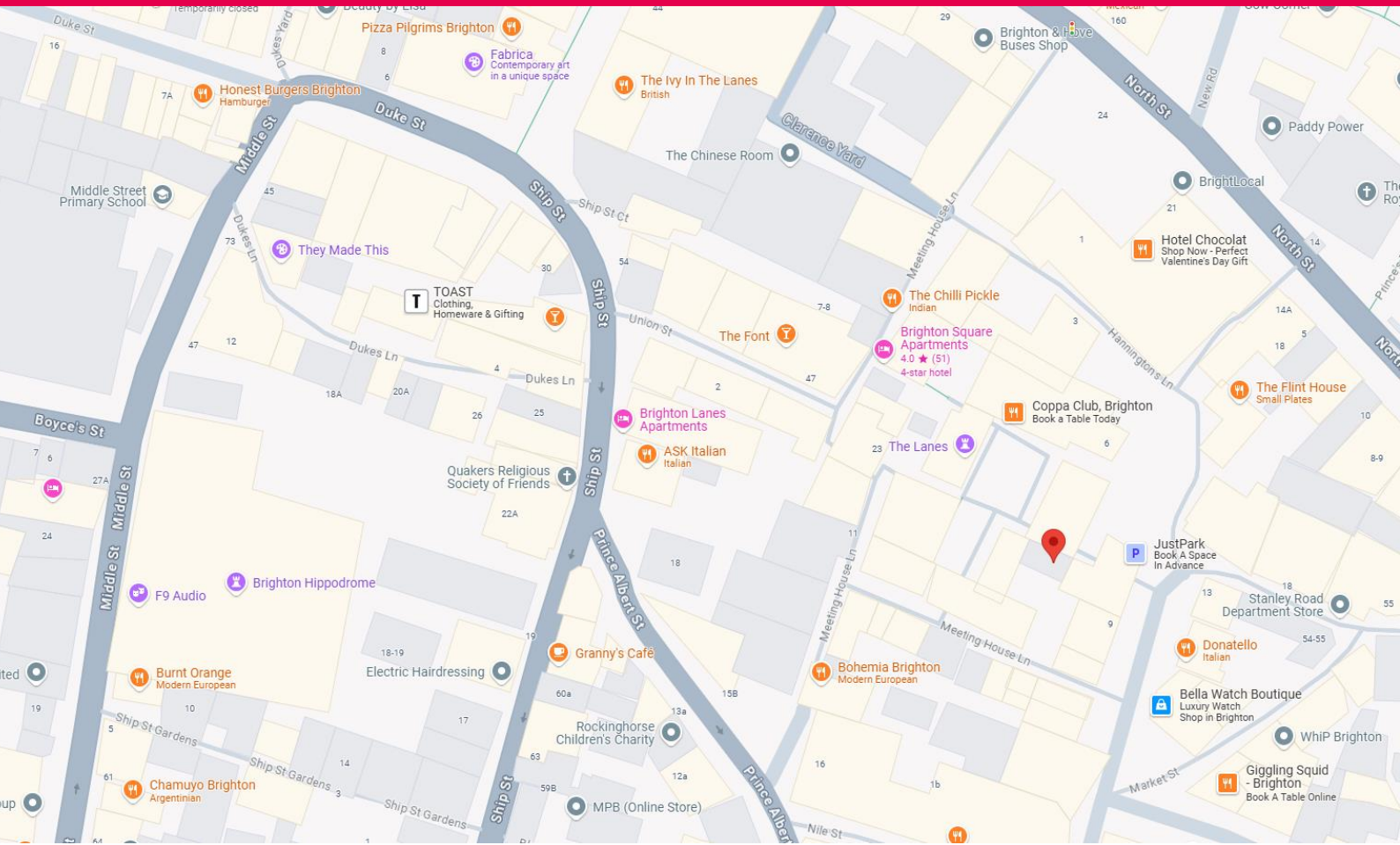
The current rateable value of the premises is £64,000 (April 2023 to present).

**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 joint sole agent Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

**Louie Gazdar**  
Associate Director  
0207 299 0745  
[lgazdar@dcl.co.uk](mailto:lgazdar@dcl.co.uk)



*Gigling Squid*

**DISHOOM**  
*Permit Room*

**Patty&Bun®**

*Burger & lobster.*

**COPPA**  
CLUB

**The  
Breakfast  
Club**

**THE IVY**  
IN THE LANES  
BRIGHTON

*Blossoms*  
**Cocktail Bar**

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