



Frankie Vaughns

179 & 180 Edward Street, Brighton, BN2 0JB

Lease For Sale: Established Café with External Seating in Prime Edward Street Position

257 to 624 sq ft
(23.88 to 57.97 sq m)

- Established Café with Excellent Local Reputation
- Fully Fitted and Ready for Immediate Trade
- External Seating for Approximately 24 Covers
- Strong Office Worker and Residential Catchment
- Premium Fixtures and High-Spec Fit-Out Included

Frankie Vaughns, 179 & 180 Edward Street, Brighton, BN2 0JB

Summary

Available Size	257 to 624 sq ft
Passing Rent	£26,800 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Description

The business has cultivated a loyal local following, known for its high-quality offering and personable service. The interior is fully fitted to a high specification, presenting a rare opportunity to acquire a turnkey operation with an excellent trading track record and clear potential for continued growth.

Available for immediate occupation, the property is offered with the benefit of existing goodwill, a strong and diverse customer base, and exposure to a high-volume catchment of office workers, local residents, and students.

179 Edward Street, Brighton, BN2 0JB: Open-plan café layout arranged over the Ground Floor, featuring an attractive double shopfront with a side hatch for takeaway service or external orders.

180 Edward Street, Brighton, BN2 0JB: Adjoining deli-style unit over the Ground Floor, comprising a rear food preparation area, two staff W/Cs, and access to a private rear courtyard.

Shared External Seating: Both units benefit from a dedicated external seating area to the front, accommodating approximately 24 covers.

Location

Frankie Vaughns is prominently located on Edward Street, just off Old Steine, opposite the police station and close to American Express Brighton and Brighton University. The café benefits from excellent street visibility, a double frontage, and external seating for 24 covers, with a high-volume catchment of office workers, students, and local residents. Its central location provides easy access to the city centre, public transport, and surrounding amenities, making it an ideal turnkey operation with strong growth potential.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	367	34.10
Ground	257	23.88
Total	624	57.98

Rent Review

Not applicable - no further rent review provisions within the term of the lease.

Anti-Money Laundering

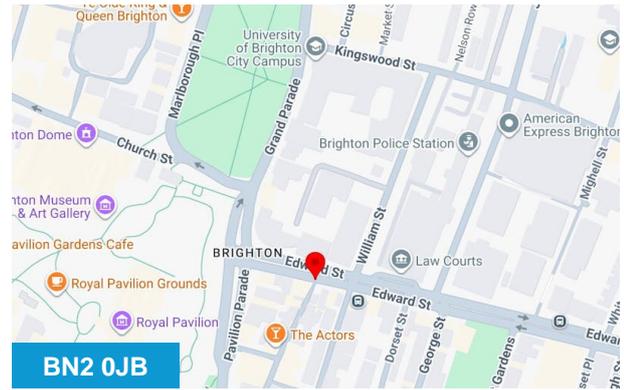
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

Specification

Equipped with the following:

- . La Marzocco Strada Espresso Machine - premium commercial machine for high-volume coffee service
- . Four Commercial Coffee Grinders - including Anfim Milano and Mahlkönig models
- . PuqPress Automatic Coffee Tamper - ensuring consistency and speed in service
- . Full-Service Bar & Counter Setup - ideal for customer interaction and efficient workflow
- . Commercial Serve Over Counter / Refrigerated Display Cabinet - perfect for showcasing fresh food items
- . Polar Display Merchandiser Fridge - attractive front-of-house chilled display
- . Multiple Commercial Refrigerators & Freezers
- . Multiple Stainless Steel Prep Surfaces & Shelving
- . Double-Bowl Commercial Sink & Separate Hand Wash Basin - compliant with food hygiene standard
- . Window Counters with Freestanding Stools - ideal for casual seating and takeaway trade
- . Sufficient Dry and Cold Storage Areas
- . Hotpoint Built-Under Double Oven
- . Beko Freestanding Double Oven Electric Cooker
- . Nisbets Essentials Single Contact Grill
- . Panasonic Microwave, Tower Air Fryer & Toaster



Viewing & Further Information



Oliver Graves

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. All Additional Fit-Out and Decorative Items

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).

Premium

Price on Application - To include the benefit of the lease, goodwill, and all high-quality fixtures and fittings, ideally suited for café operators.







Energy performance certificate (EPC)

180 EDWARD STREET BRIGHTON BN2 0JB	Energy rating	Valid until: 21 September 2030
	D	Certificate number: 5770-8026-6954-8913-5259

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	28 square metres

Rules on letting this property

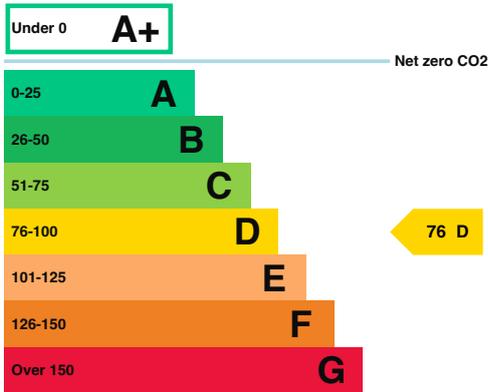
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	35 B
If typical of the existing stock	103 E

Energy performance certificate (EPC)

179 EDWARD STREET BRIGHTON BN2 0JB	Energy rating	Valid until: 21 September 2030
	D	Certificate number: 3961-2014-1265-9673-2454

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	37 square metres

Rules on letting this property

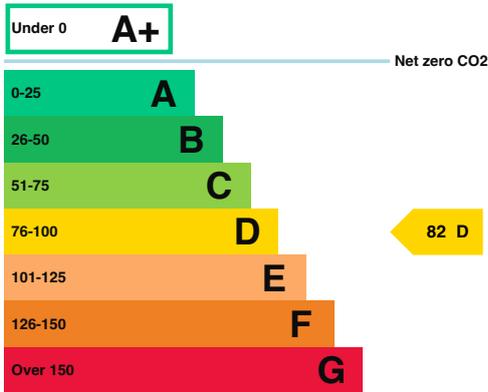
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