



27 Duke Street

Brighton, BN1 1AG

Lease for Sale: Attractive Retail Unit Located in Prominent City Centre Location

310 sq ft
(28.80 sq m)

- Prominent Pedestrianised City Centre Thoroughfare Position
- Outdoor Trading Capacity
- Attractive Character Shopfront with Striking Display Frontage
- Fully-Fitted for Cafe Use

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Summary

Available Size	310 sq ft
Rateable Value	£24,750
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

27 Duke Street represents a rare opportunity to secure a high-quality, fully fitted retail premises in the heart of Brighton's prime city centre.

Featuring a character shopfront with attractive display and decorative tiled flooring throughout, this premises is fully fitted for café/dessert use, enabling an ingoing tenant to commence trading immediately with minimal initial capital expenditure.

Key internal features include display and service counters, Samsung and Igenix air conditioning and heating units, customer seating, decorative finishes, CCTV security cameras, and sufficient internal storage and welfare facilities. Externally, the unit benefits from outside seating for 4–8 covers with awning (subject to existing permissions), enhancing street presence and customer engagement while retaining operational flexibility for a number of uses.

Premium

Price on Application. The premium is to include the benefit of the existing lease, goodwill and all fixtures and fittings. The premises are fully fitted and ideally suited for café operators.

Location

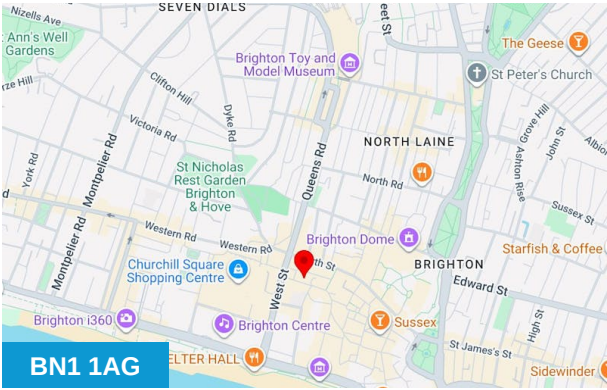
Situated on Duke Street, one of Brighton's highest footfall pedestrianised retail thoroughfares connecting the historic Lanes with Churchill Square Shopping Centre.

The immediate vicinity is renowned for its vibrant commercial mix, anchored by established independent operators such as Badiani Gelato and TGB Spa, alongside major brands including Nando's, Nationwide, and Offspring.

The property benefits from strong, year-round pedestrian traffic driven by local residents, students, and tourists, with Brighton Mainline Railway Station and key bus routes just a short walk away.

Accommodation

The accommodation comprises the following areas:



Viewing & Further Information



Oliver Graves
01273 701070 | 07435 099764
oli@gravesjenkins.com

Name	Floor/Unit	Description	sq ft	sq m
Ground - Front Trading Area	Ground	Front Trading Area	264	24.53
Ground - Rear Ancillary Area	Ground	Rear Ancillary Area	46	4.27
Total			310	28.80

Specification

- Ice Cream Display Freezer
- High Bar Stools and Tables
- Multiple Freezers
- Samsung Microwave
- Zenith Coffee Grinder
- Double Coffee Machine for Two Espressos Simultaenously
- Polar Display Fridges
- Triple Polar Stainless Steel Fridges
- Sum Up Till System
- Display Sabinets
- CCTV System

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070)

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.