



5 Union Street, Brighton, BN1 1HA

A3 (Restaurants and Cafes) To Let | £40,000 per annum exclusive of rates,
VAT and all other outgoings. | 888 sq ft

HIGHLY REGARDED RESTAURANT IN PRIME BRIGHTON LOCATION- LEASE & BUSINESS FOR SALE



Description

Established for many years, this highly regarded restaurant has become an integral part of Brighton's vibrant dining scene, enjoying an exceptional reputation together with a loyal and longstanding customer base drawn from both locals and tourists alike. The business continues to benefit from highly rated customer reviews and strong repeat trade. Occupying a prime trading position within the heart of Brighton, in one of the city's most sought-after hospitality destinations, the location benefits from exceptional year-round footfall and a constant flow of visitors from nearby retail areas, the seafront and key transport links. The business is currently operated successfully under management and represents a profitable and well-established operation with a proven trading history. Having successfully operated the business for many years, the current owners have taken the decision to place the restaurant on the market due to retirement. Financial information will be made available to bona fide purchasers upon request. The restaurant is presented to the market in excellent condition throughout, with both the premises and equipment having been regularly maintained to a high standard. The dining area provides approximately 54 covers internally, together with additional seating for 8 customers to the front of the restaurant, creating an attractive trading environment. Positioned within the main restaurant area is a well-appointed bar and drinks preparation section, complete with a two-group coffee machine. To the rear of the premises is a fully fitted commercial kitchen incorporating extraction facilities together with an extensive range of catering equipment, with a full inventory available upon request. The kitchen has been efficiently configured into dedicated preparation, cooking and wash-up areas, allowing for smooth day-to-day operations. Customer toilet facilities are situated adjacent to the bar area. The premises further benefit from a substantial basement area accessed via a trap door, currently utilised for the storage of dry goods, alcohol and freezer facilities.





Summary

- Rent: £40,000 per annum exclusive of rates, VAT and all other outgoings.
- Business rates: £12,988 per annum based of the 2026 valuation.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: B (35)
- Lease: Assignment
- Terms: 12 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Emma Watkins (Watkins Commercial)
01273 709090
emma@watkinscom.co.uk

Accommodation

Name	sq ft	sq m
Ground	678	62.99
Basement	210	19.51
Total	888	82.50

Viewings

On no account should any approach be made to the staff without a prior appointment through the vendor's sole agents, Watkins Commercial, Telephone: 01273 709090 or Eightfold Commercial 01273 672999.

Terms

A new full repairing and insuring lease will be granted at a commencing rental of £40,000 PAX for a term of 12 years with upward only rent reviews taking place every four years. We are instructed to quote for the lease, goodwill, premises licence, fixture, and fittings £225,000 with SAV.

Turnover

The business is currently operated under management and benefits from an established staffing structure comprising one full-time manager, one full-time assistant manager, two full-time and five part-time waiting

staff. The kitchen team consists of one full-time head chef, two additional full-time chefs and one part-time chef. The restaurant currently trades from 12:30pm until 9:00pm, Wednesday through to Monday, remaining closed on Tuesdays, and achieves an average weekly turnover in the region of £17,000. In addition to the strong regular restaurant trade, the business is also a popular venue for private functions and weddings, providing an additional and valuable revenue stream throughout the year.

Alcohol Licence

Sale of retail alcohol to be consumed on the premises between 11:00 – Midnight Monday-Saturday and 12pm-11:30pm on Sunday.

Disclaimer

Neither the Vendor nor the Agent gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor before proceeding with the purchase.



Energy performance certificate (EPC)

5 Union Street
BRIGHTON
BN1 1HA

Energy rating

B

Valid until:

15 April 2034

Certificate number:

7449-1083-0160-5747-9775

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

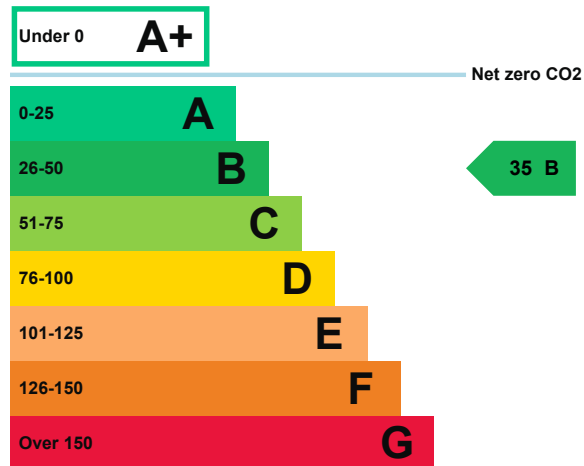
90 square metres

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 B.



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	26 B
If typical of the existing stock	102 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	45.24
Primary energy use (kWh/m2 per year)	389

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3119-9598-6733-2047-1455\)](/energy-certificate/3119-9598-6733-2047-1455).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mr. Oliver Foster
Telephone	01273 458484
Email	info@skyline-epc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027026
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View Peacehaven BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 April 2024
Date of certificate	16 April 2024

