



5 & 20 Brighton Square

Brighton, BN1 1HD

To Let: Prime & Versatile Restaurant Space in the Heart of Brighton

1,344 to 3,587 sq ft
(124.86 to 333.24 sq m)

- Prime Licensed Restaurant Opportunity
- First-Floor Terrace with Outdoor Seating
- Flexible Accommodation from 3,287 sq ft
- Sought-After Location in Brighton's Vibrant Lanes

5 & 20 Brighton Square, Brighton, BN1 1HD

Summary

| | |
|----------------|------------------------------------|
| Available Size | 1,344 to 3,587 sq ft |
| Rent | £89,000 per annum exclusive |
| Business Rates | Upon Enquiry |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

A prime restaurant opportunity in the heart of Brighton's Lanes, benefiting from high footfall and surrounded by established operators such as Coppa Club, Donatello, and Burger & Lobster. The fully licensed premises offer flexible accommodation from 3,287 sq ft (305.4 m2) and ready for immediate trade, featuring a rear first-floor fully fitted kitchen, open-plan seating with outdoor space, extensive storage and office facilities, A/C units, multiple WCs, an integrated sound system, and CCTV.

License: Licensed for on and off-site alcohol sales and the performance of recorded music, with permitted opening hours:

Monday – Saturday: 10:00 AM – Midnight Sunday: 10:00 AM – 11:30 PM

Location

Located in the heart of Brighton's renowned Lanes district, 3, 5 & 20 Brighton Square offer a high-footfall, high-visibility opportunity for restaurant operators seeking a vibrant and established dining destination. Positioned between the longstanding Brighton Square and the newly developed Hannington Lane, this location benefits from consistent pedestrian traffic throughout the day, drawing in a steady mix of tourists, shoppers, and locals.

Surrounded by a thriving food and beverage scene, neighbouring operators include Coppa Club, Burger & Lobster, Giggling Quid, Donatellos, The Breakfast Club, Brass Monkey, and Hotel Chocolat, alongside premium retailers such as Watches of Switzerland, Oliver Bonas, and Habitat. With its bustling atmosphere, affluent customer base, and strong hospitality presence, this prime restaurant space presents an exceptional opportunity for an ambitious operator looking to establish or expand in one of Brighton's most sought-after dining and leisure destinations.

Accommodation

Ground Floor - 1,234 sq ft (114.7 m2) Unit 20 Trading Area: 934 sq ft (86.8 m2) Unit 5 Trading Area: 300 sq ft (27.9 m2) - Option to add to the Ground Floor Trading Area. First Floor (Unit 5) - 2,091 sq ft (194.3 m2) Rear Kitchen: 734 sq ft (68.2 m2) with access to a side external refuse area, equipped with a comprehensive modern extraction system, pizza ovens, commercial-grade fridges/freezers, a walk-in cold room, durable industrial flooring, and several stainless steel preparation stations. Trading Area: 1,357 sq ft (126.1 m2) including outside seating (890 sq ft / 82.7 m2), multiple WCs, storage, and an office facility. Basement - 262 sq ft (24.3 m2) - Storage and WC facilities. Total Accommodation: 3,587 sq ft (333.2 m2) The current restaurant layout accommodates approximately 150-200 covers, plus additional outdoor seating (890 sq ft / 82.7 m2), and features a mix of banquet seating, free-standing tables and chairs, and a fully licensed bar. This property offers a fantastic opportunity for the new owner to renovate and upgrade the space to suit their vision.

| Floor/Unit | sq ft | sq m |
|--------------|--------------|---------------|
| Basement | 262 | 24.34 |
| Ground | 1,234 | 114.64 |
| 1st | 2,091 | 194.26 |
| Total | 3,587 | 333.24 |

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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.



Viewing & Further Information



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