



20 Brighton Square

Brighton, BN1 1HD

To Let: Prominent Corner Restaurant/Café/Retail Unit in Brighton's Vibrant Lanes

1,344 sq ft
(124.86 sq m)

- Prime Corner Unit with Double Frontage
- Fully Licensed for Restaurant/Cafe/Retail Use
- Flexible Accommodation from 1,344 sq ft
- High-Footfall Location in Brighton's Iconic Lanes

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Summary

Available Size	1,344 sq ft
Rent	£35,000 per annum exclusive
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A highly prominent corner unit with double frontage, this property presents a rare opportunity for retail, café, or restaurant operators in the heart of Brighton's vibrant Lanes district. Surrounded by established hospitality names such as Coppa Club, Donatello, and Burger & Lobster, as well as a cluster of well-regarded independent and specialist jewellery retailers, the premises sit within one of Brighton's most popular and well-established retail destinations, benefiting from exceptional visibility and consistent high footfall throughout the day.

Location

Situated in the vibrant heart of Brighton's renowned Lanes district, 20 Brighton Square presents an exceptional opportunity for retail, café, or restaurant operators seeking a high-footfall, high-visibility location. Positioned between the well-established Brighton Square and the contemporary Hannington Lane, the area enjoys a constant flow of pedestrian traffic, attracting a diverse mix of tourists, shoppers, and local residents throughout the day.

The surrounding streets are home to a thriving mix of food, drink, and retail occupiers, including Coppa Club, Burger & Lobster, Giggling Squid, Donatello, The Breakfast Club, Brass Monkey, and Hotel Chocolat, alongside well-known retailers such as Watches of Switzerland, Oliver Bonas, and Habitat. With its bustling atmosphere, established customer base, and strong hospitality presence, this location offers a rare and exciting opportunity for operators looking to establish themselves in one of Brighton's most dynamic commercial and leisure destinations.

Accommodation

Ground Floor - 1,382 sq ft (128.4 m2) Unit 20 Trading Area: 1,082 sq ft (100.5 m2) Basement - 262 sq ft (24.3 m2) - Storage and WC facilities. Total Accommodation: 1,644 sq ft (152.7 m2)

Floor/Unit	sq ft	sq m
Basement	262	24.34
Ground	1,082	100.52
Total	1,344	124.86

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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