



1B Pelham Street

Brighton, BN1 4FA

Lease for Sale: Fully Fitted Turnkey Cafe Premise with External Seating

261 sq ft
(24.25 sq m)

- Fully Fitted Turnkey Café Premises
- Open-Plan Layout with Full-Service Bar & Counter
- Extensive External Seating for All-Day Trading
- Ready for Immediate Occupation
- North Laine Location

1B Pelham Street, Brighton, BN1 4FA

Summary

Available Size	261 sq ft
Passing Rent	£10,500 per annum
Premium	£12,500
Rateable Value	£6,900
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

A rare opportunity to acquire a fully fitted and operational café located in the heart of Brighton's vibrant North Laine district.

The premises occupy a prominent ground floor commercial unit, arranged in an open plan configuration, incorporating a full service bar and counter, wood effect laminate flooring, contemporary LED lighting, and a well executed modern interior fit out.

The property also benefits from a dedicated external seating area, enhancing street presence within this highly active and popular commercial location. The café enjoys a strong and diverse customer base, including students, local office occupiers, nearby residents, and commuters traveling between the city centre and Brighton Mainline Station.

Lease

Held for a term of five (5) years from 29th November 2023 and ending on and including 28th November 2028.

Passing Rent - £10,500 per annum, exclusive (payable in advance on the usual quarter days).

The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).

Premium

£12,500 - To include the benefit of the lease and all high-quality fixtures and fittings, ideally suited for café operators.

Rent Review

29th November, 2026.

Location

Situated within the heart of Brighton's highly regarded North Laine district, 1B Pelham Street occupies a prominent position just off Trafalgar Street and Sydney Street. This area is well known for its strong independent identity, characterised by a dense mix of cafés, bars, specialist retailers, and creative occupiers, drawing consistent trade from both local residents and visitors.

The property sits immediately adjacent to Greater Brighton Metropolitan College, providing a substantial and reliable daytime population. Brighton Mainline Station is within easy walking distance, offering direct rail services to London and the wider South East.

The surrounding area comprises a balanced mix of residential, educational, and independent commercial uses, creating sustained footfall throughout the day and into the evening. This combination makes the location particularly well suited to café, food, and light beverage operators seeking a central and well connected trading position.

Accommodation

Ground Floor Trading Area:

Floor/Unit	sq ft	sq m
Ground	261	24.25

Specification

- Full-service bar and counter
- Display merchandiser fridge
- Stainless-steel countertop refrigerators



Viewing & Further Information



Oliver Graves

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- Free-standing tables and chairs, plus bar stools
- Shelving and storage cupboards
- Undercounter dishwasher
- Air fryer and grill
- Single crushed ice machine
- Two single-bowl sinks and a dedicated hand-wash basin
- Modern LED lighting and wood laminate flooring

Viewings

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



