



RESTAURANT / CAFE TO LET

22-23 YORK PLACE

Brighton, BN1 4GU

A WELL FITTED CITY CENTRE RESTAURANT TO
LET BY ASSIGNMENT- £10,000 PREMIUM

2,904 SQ FT

Eightfold
property

Tel: 01273 672 999

Website: www.eightfold.agency

Summary

Available Size	2,904 sq ft
Passing Rent	£42,500 per annum
Premium	£10,000
Rates Payable	£18,813.50 per annum The UBR for this property in Apr 2026 will be 38.2 p
Rateable Value	£49,250
VAT	Applicable
Legal Fees	The incoming tenant to make a contribution of £2000 plus VAT towards the legal costs of the assignor & the landlord. An unconditional undertaking to be provided prior to release of papers
EPC Rating	B (34)

Description

The property comprises a well fitted restaurant unit that has traded as Meat Liquor. The front of the unit comprises an expansive space comprising a bar area as well as seating for customers. To the rear of the unit is a comprehensively fitted kitchen as well as 6 WC's (1 disabled). The kitchen benefits from full extraction, 3 phase electric, gas, & items include glass cleaner, fridges, Rational Oven, Icemaker, hot plate, sinks, deep fat fryers & griddle.

Location

The property is situated on York Place Brighton opposite St Peters Church. York Place is situated between London Road where occupiers include Nando's, Aldi, CO-OP, Heavenly Desserts & Specsavers & the North Laine Area. The North Laine is an eclectic area that has become & Brighton destination for tourists with its vast array of independent traders. Immediate neighbours in York Place include Carlito Burrito & Moksha which have become a couple of Brighton's local heroes on the food scene.

Accommodation

The accommodation comprises the following areas:

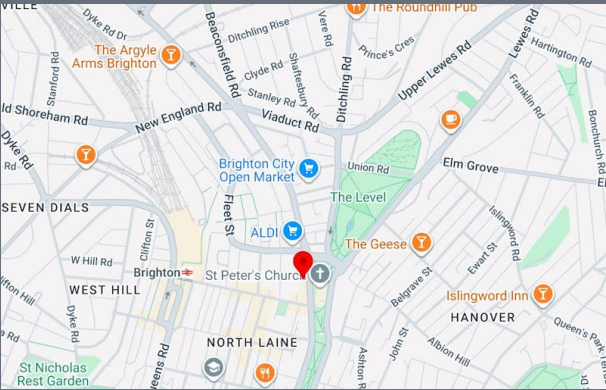
Name	sq ft	sq m
Ground	2,904	269.79
Total	2,904	269.79

Terms

Premium offers are invited in the region of £10,000 for an assignment of the existing lease for a term of 6 years expiring 8th of July 2030 with provision for a rent increase to £46,500 PAX on the 10th July 2028. The property benefits from an alcohol licence which our client will transfer as part of the transaction. Subject to status a rent deposit may be required from any incoming tenant.

AML

Anti money laundering searches will be required & charged at a cost of £50 plus VAT for each party requiring whilst referencing will be at a cost of £75 plus VAT as required.



Get in touch

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Energy performance certificate (EPC)

22-23 York Place BRIGHTON BN1 4GU	Energy rating B	Valid until: 5 July 2033
		Certificate number: 3750-3323-3445-7816-5114

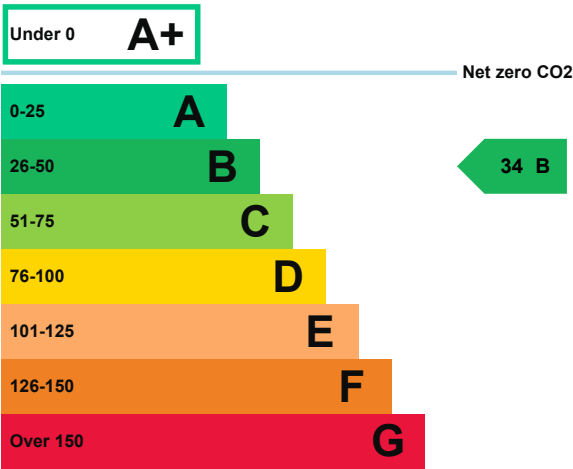
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	321 square metres

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	37.02
Primary energy use (kWh/m2 per year)	402

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3794-9660-3224-2293-1819\)](#).

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 Anthony Light
Telephone	08450212233
Email	anthony@brightenergyreports.co.uk

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/028111
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 June 2023
Date of certificate	6 July 2023

