



22-23 York Place

Brighton, BN1 4GU

To Let: Fully Fitted Restaurant/Bar Opportunity in Lively City Centre Location

3,026 sq ft
(281.12 sq m)

- Fully Fitted and Operational Restaurant / Bar Opportunity with Existing Premise License
- Extensive Commercial Kitchen with Full Extraction System
- Located between London Road, Brighton Station and North Laine
- Prominent Frontage with Strong Visibility and Branding Potential

22-23 York Place, Brighton, BN1 4GU

Summary

Available Size	3,026 sq ft
Rent	£49,500 per annum
Rates Payable	£18,813.50 per annum 1 April 2026 to present
Rateable Value	£49,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (34)

Description

The premises comprise a fully fitted restaurant and bar opportunity, occupying a prominent position on York Place in central Brighton.

The property has historically traded as Meat Liquor and benefits from an extensive existing restaurant fit-out, including a large front-of-house seating and bar area, substantial commercial kitchen, walk-in cold room, full-width extraction system, office accommodation and ancillary storage.

The premises have historically operated under a Premises Licence permitting the sale of alcohol, late night refreshment and recorded music, together with an external seating area authorised under the associated Brighton & Hove Pavement Licence, subject to the relevant consents and conditions.

The existing fit-out and historic licensing use may assist in reducing the initial capital expenditure and lead-in time for an ingoing operator, making the property a strong opportunity within an established commercial and hospitality location.

The property is considered well-suited to restaurant, bar-led or experiential hospitality concepts seeking a prominent, fitted unit within a lively central Brighton trading position.

Location

The property occupies a prominent position on York Place within central Brighton, linking London Road, Brighton Station and the North Laine district.

The surrounding area is an established mixed-use and hospitality location, benefiting from strong levels of passing vehicular, pedestrian and public transport traffic throughout the day and evening, supported by a dense residential and commercial catchment.

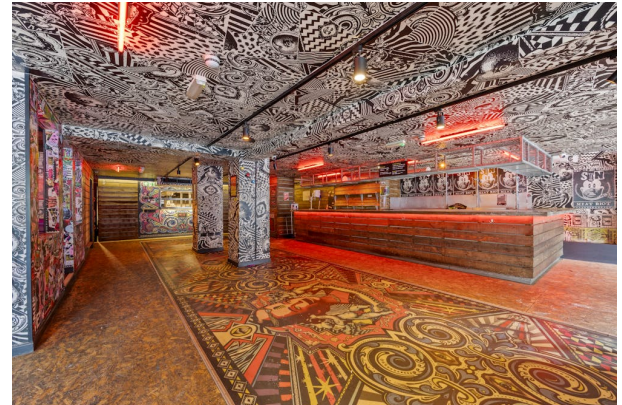
Nearby occupiers include Nando's, Co-op, Carlito Burrito and Moksha, alongside a strong mix of independent operators within the North Laine area such as Coffeetzar and Tonys Pizza.

Brighton Railway Station is located approximately 0.5 miles to the west, providing excellent regional and national connectivity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
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Viewing & Further Information



Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com

Ground - Main Trading Area	1,787	166.02
Ground - Rear Kitchen	751	69.77
Ground - Storage Area	184	17.09
Ground - WC Block	304	28.24
Total	3,026	281.12

Specification

The premises is offered as a fully fitted restaurant/bar opportunity benefiting from:

- Existing restaurant and bar fit-out
- Historically operated under a Premises Licence permitting on and off-sales
- External seating area authorised under Pavement Licence
- Late-night trading potential, subject to licensing requirements
- Extensive commercial kitchen with full-width extraction system
- Walk-in cold room facilities
- Existing bar and customer seating areas
- High-quality hospitality fit-out throughout
- Prominent frontage with strong branding presence
- Ancillary office and storage accommodation
- Six WC facilities, including DDA-compliant WC

Inventory available upon request.

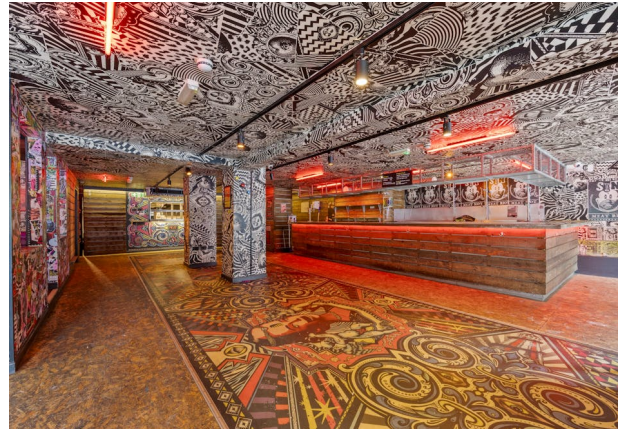
Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).

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.





Energy performance certificate (EPC)

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

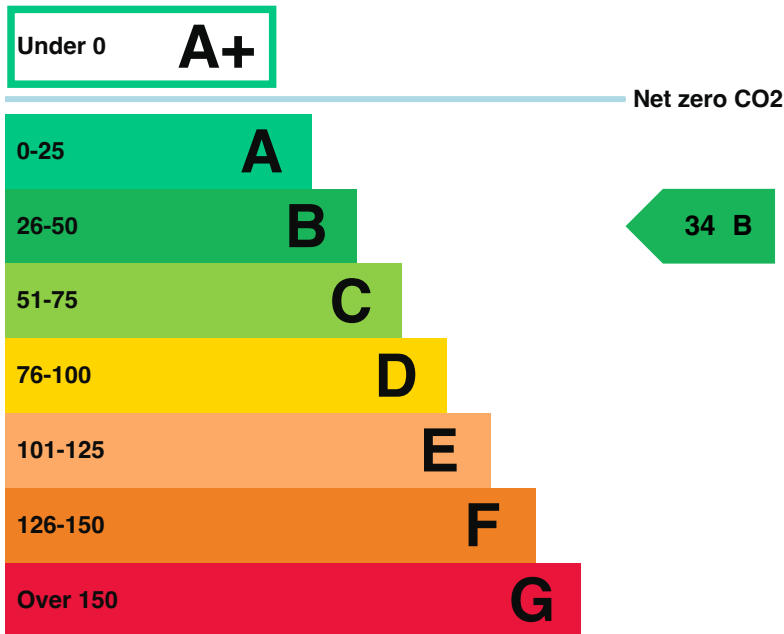
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	321 square metres

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

16 A

If typical of the existing stock

66 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	37.02
Primary energy use (kWh/m ² per year)	402

Recommendation report

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

