



North Street
Brighton, BN1

Exceptional Brighton Restaurant/QSR Opportunity

1,500 sq ft
(139.35 sq m)

- Great Location
- Busy with High Footfall 7 Days a Week
- Excellent Layout for QSR use
- Lease until 2031 INSIDE the 1954 Act

North Street, Brighton, BN1

Summary

Available Size	1,500 sq ft
EPC Rating	Upon enquiry

Description

The ground-floor restaurant/QSR unit occupies a prominent position with an imposing frontage and open-plan layout, providing excellent visibility and a welcoming environment. The contemporary fit-out incorporates clean finishes and seating arrangements that cater for both grab-and-go and longer dwell occasions, making it well suited to high footfall and flexible consumer demand.

Location

Situated in an excellent position on North Street, Brighton, the ground floor property lies in the heart of the city’s prime retail and leisure circuit, within walking distance of Churchill Square Shopping Centre, Brighton Rail Station and the seafront. The premises benefit from high pedestrian footfall and great visibility.

Nearby operator include Popeye's, Slim's Chicken, Pret A Manger, Itsu, Tortilla, Kokoro and Honest Burgers to name a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,500	139.35
Total	1,500	139.35

Tenure

An assignment of the existing FRI lease expiring in August 2031, subject to 5 yearly rent reviews. It is understood that the lease is granted within the L&T Act 1954.

Passing rent

£110,000 per annum exclusive.

Premium

Premium offers invited.

VAT

VAT may be applicable to the rent, premium and all other figures quoted.

Planning

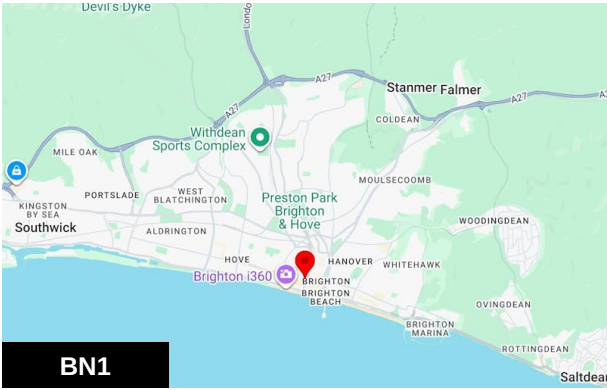
The premises benefit from E Class planning.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.



Viewing & Further Information



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