

LICENSED CAFE/RESTAURANT

Carr & Priddie

PROPERTY MATTERS



**30 SHIP STREET
BRIGHTON
BN1 1AD**

- CENTRAL BRIGHTON LOCATION
- LEASE FOR SALE
- ALCOHOL LICENSE
- 34 INSIDE COVERS
- OUTSIDE COURTYARD SEATING AREA WITH 20 COVERS

AGENCY | MANAGEMENT | LEASE ADVISORY | VALUATION | INVESTMENT | ACQUISITIONS

LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. The city has a resident population of 289,000.

The catchment area has a high proportion of aged 22-44 and a significantly above average proportion of working age adults within the most affluent AB social group (higher & intermediate managerial, administrative) as well as an over-representation of social group C1 (professional occupations).

30 Ship Street is located in a busy pedestrian thoroughfare with high footfall linking North Street and Duke Street. A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN1 1AD**.

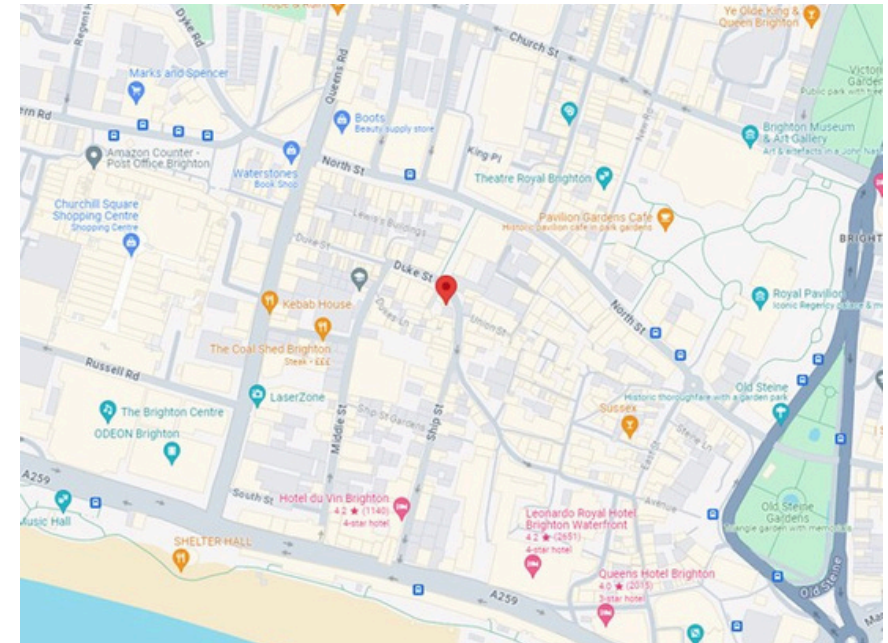
DESCRIPTION

The property comprises a prominent cafe/restaurant premises with customer seating on the ground and first floors. Benefitting from full extraction, dumb waiter, glazed frontage, hardwood floor and spot display lighting. There are 34 covers and outside rear brick paved courtyard seating for a further 20 covers.

The lower ground floor has a fitted kitchen & the second floor is used for staff/storage with W.C.

NEARBY OCCUPIERS

- Nandos
- Dos Sombreros
- Pilgrim Pizza
- Honest Burger
- 7-Bone
- Profile
- Ivy Asia
- Boho Gelato
- The Ivy
- Cafe Coho
- Patty & Bun
- Ask Italian



PERMITTED USE

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1 cafe & A3 restaurant use.

BUSINESS RATES

RV £28,250 UBR 49.9p (Apr 24/25). Small Business Rates Relief may apply.

Note: The 2024/25 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief.

ENERGY PERFORMANCE CERTIFICATE

EPC rating for the ground floor & lower ground floor is D 66 valid until 30th January 2033

RENT

£40,000 per annum exclusive.

PREMIUM / INVENTORY

Details on application.

LEASE

An assignment of the existing FRI lease dated 8th November 2010 for a term of 15 years, expiring 7th November 2025, without further review.

Alternatively a new lease is available terms on application.

PREMISES LICENSE

Licence - 1445/3/2020/00112/LAPRET.
Sale by Retail of Alcohol 09.00-22.00 Every Day.

VAT

We are advised that the property is not elected for VAT.

ACCOMODATION	SQ FT	SQ M
Retail Ground Floor	258	24
Retail First Floor	225	20.9
Retail Second Floor	231	21.5
Lower Ground Floor Kitchen Area	249	23.1
Total Net internal areas (NIA)	963	89.5



MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

LEGAL COSTS

Each party to be responsible for their own legal costs.

The ingoing tenant to be responsible for the landlords legal costs.

VIEWINGS AND FURTHER INFORMATION



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Simon Thetford

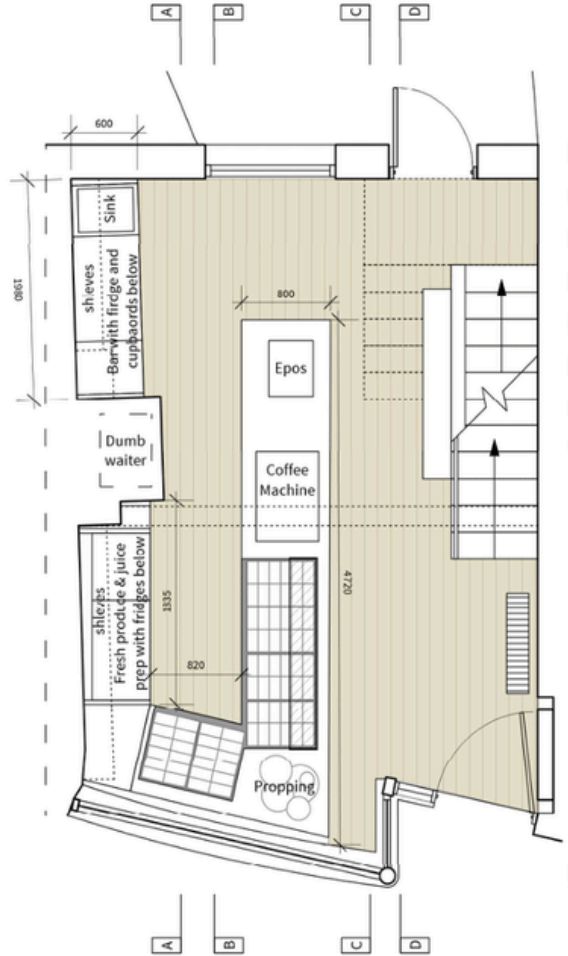
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simon@carrpriddle.co.uk

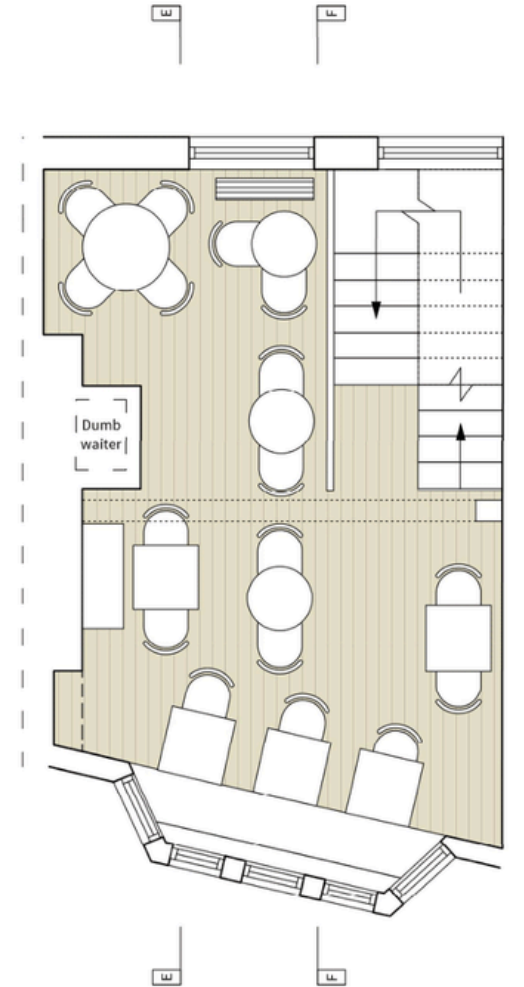
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Ground Floor



First Floor

ALL IMAGES, MAPS, PLANS AND BOUNDARIES ARE FOR REFERENCE PURPOSES AND NOT TO SCALE

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