



**PRIME CAFE UNIT IN BUSY LOCATION - LEASE FOR SALE**  
**15 CRANBOURNE STREET BRIGHTON BN1 2RD**

## 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.

Brighton is one of the largest retail centres in the UK, with a primary catchment of 515,000 and a cosmopolitan vibrant mix of high-end mass market and boutique retailers.

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).

15 Cranbourne Street is located in a busy pedestrian thoroughfare close to the Churchill Square Shopping Centre (1,600 spaces) and providing access to West Street and Duke Street.

Brighton Seafront is a few minutes walk (300m) and Brighton station is 9 mins (0.4 miles). There is a NCP car park in Russell Road (536 spaces), 5 mins (0.3 miles).

## NEARBY OCCUPIERS

- **Tortilla**
- **Fika Korean Burger**
- **Island Poke**
- **Belgian Chips**
- **Scribbler**
- **Timpson**
- **Metro Bank**
- **Caffe Nero**
- **Urban Outfitters**
- **Marks & Spencer**
- **Boots The Chemist**
- **Waterstones**
- **Pret a Manger**
- **Zara.**
- **H & M**

## DESCRIPTION

The property comprises a prominent ground floor cafe premises with open plan sales benefitting from full height glazed frontage, hardwood floor and spot display lighting. There are 16 inside covers and pavement seating for a further 16.

The lower ground floor provides ancillary kitchen & storage, with W.C.

## ACCOMMODATION

Main Frontage                      19' 2" ft                      5.8 m

Ground Floor Sales                      311 ft<sup>2</sup>                      28.9 m<sup>2</sup>

Lower Ground Floor                      247 ft<sup>2</sup>                      22.9 m<sup>2</sup>

Net internal areas (NIA).

## LEASE

An assignment of the existing effective FRI lease dated 10th January 2017 for a term of 10 years, expiring 9th January 2027, without further review.

Alternatively a new lease is available terms on application.

## RENT

£32,500 per annum exclusive.



## PREMIUM

Details on application.

## BUSINESS RATES

RV £24,250 UBR 49.9p (Apr 23/24). Small Business Rates Relief may apply.

Note: The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief.

## VAT

We are advised that VAT is not chargeable on the rental outgoings.

## PERMITTED USE

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 & D2 uses.

## ENERGY PERFORMANCE CERTIFICATE

Certificate no: 0593-0430-2130-1600-7803.  
The property's current energy rating is D 84.

## LEGAL COSTS

Each side will be responsible for their own legal costs.





## VIEWING & FURTHER INFO

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