



**Fully Fitted Restaurant Premises With Alcohol Licence Available By Way of a Lease Assignment with Premium**

**118-120 St Georges Road**  
Kemptown, Brighton, BN2 1EA

**Restaurant  
TO LET**

**3,001 sq ft**  
(278.80 sq m)

- Located in a prime position
- Ready for immediate occupation
- Fully fitted commercial kitchen
- Premium required, offers invited
- Lease Assignment

# 118-120 St Georges Road, Kempdown, Brighton, BN2 1EA

## Summary

Available Size	3,001 sq ft
Rateable Value	£44,750
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

## Description

A rare opportunity to occupy this substantial restaurant premises located in a prominent and vibrant location with substantial corner frontage. The property comprises of ground and lower ground floor commercial trading with large rear garden. The ground floor comprises of a fully fitted bar, tiled flooring and free standing tables and chairs for circa 75 covers. A fully fitted commercial kitchen with full extraction system, stainless steel worktops, various cooking equipment plus preparation area can also be found on the ground floor. The lower ground floor is configured as a private function area with bar, w/c facilities and store rooms. The premises also benefits from an alcohol licence allowing the sale of alcohol between the hours of 12pm-12am.

## Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor Restaurant	1,141	106
Ground Floor Office	71	6.60
Ground Floor Kitchen	511	47.47
Basement Staff Toilets	11	1.02
Basement Customer Toilets	161	14.96
Basement Internal Storage	524	48.68
Basement Function Area	582	54.07
<b>Total</b>	<b>3,001</b>	<b>278.80</b>

## Location

The property occupies a prominent position in the heart of Kemp Town along St Georges Road where many other quirky independent retailers, cafes, restaurants, and bars can be found. Royal Sussex County Hospital and Brighton College are located to the North, while Brighton seafront is within walking distance to the South.

## Terms

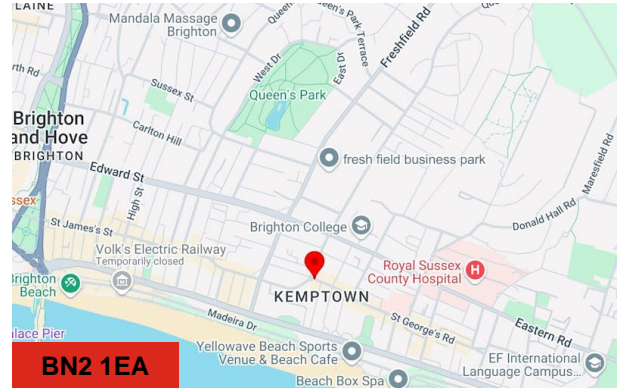
The property is available by way of a lease assignment up until 31st August 2034, at a passing rent of £35,000 Per Annum exclusive. We are informed that the building is not currently elect for VAT, there is an open market upward only rent review in August 2029 and the lease has been granted outside of the Landlord & Tenant Act 1954.

## Premium

Please note that the existing tenant requires a premium for the fixtures and fittings within the property – offers are invited once interested parties have inspected the property.

## Business Rates

£44,750.



## Viewing & Further Information



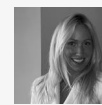
### James Haywood

01273 321 123  
jhb@gsp.uk.com



### Erin Mann

01273 321 123  
em@gsp.uk.com



### Chelsea Adams

01273 267 226  
CA@gsp.uk.com