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BRIGHTON LANES 100 COVER PIZZA RESTAURANT FOR SALE



PIZZA EXPRESS, 22 PRINCE ALBERT STREET, BRIGHTON AND HOVE, BRIGHTON, BN1 1HF

- Double shop front (front and rear) in prime restaurant location
- 100 covers on ground floor – 16 external covers
- High footfall – prominent location
- Fully fitted to high standard - Character property
- Leasehold – term expires Dec 2026 - Rent £104k pa

NEW LEASE AVAILABLE – OPPPORTUNITY TO TAKE OVER FITTED RESTAURANT – NIL PREMIUM

SUBJECT TO CONTRACT

COUNL501

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Location

Brighton is a vibrant coastal city and is one of the South Coast's strongest leisure and hospitality markets, attracting year-round trade from visitors, students and local residents. The city is well served by public transport, with Brighton Railway Station approximately a short walk away, providing regular services to London and across the Southeast. City population 344,000 (2023).

The property is prominently located on Prince Albert Street, Brighton, in The Lanes close to the seafront, Brighton Pier and the main retail and leisure areas. The location is a well-established food and beverage destination, benefitting from exceptionally high footfall generated by tourism, leisure, retail and the local office and residential population.

A location plan is attached.

Description

Double fronted (front and rear) fully fitted pizza restaurant forming the ground floor and basement of an attractive character property. 103 internal restaurant covers and 16 external covers.

Ground Floor: Main dining area with 103 covers, kitchen, wheelchair friendly WC.
Basement: Cold store, storage, ancillary areas, male and female customer toilets.

A site plan and a set of floor plans are enclosed.

We have been advised that the property has the following gross internal areas

Ground floor	139.35 sq m (1,500 sq ft)
Basement	65.03 sq m (700 sq ft)
Total	204.38 sq m (2,200 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to let or purchaser either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements. AG&G have not measured the property, please therefore rely upon your own due diligence and measured survey prior to offering.

Services

We are advised that the property is connected to all mains services.

Licensing

The premises benefits from a premises licence permitting the sale of alcohol Monday to Saturday 10:00am until midnight and Midday until 23:30pm Sundays.

Planning

Authorised restaurant use.

We have been advised by Brighton & hove council that the property is Grate II listed and is within the Old Town Conservation Area.

Rating Assessment

The property is listed within the current (2026) Rating List as a 'Restaurant and Premises' with a Rateable Value of £88,000 (from 1st April 2026).

Tenure

Held leasehold for a term expiring December 2026 with passing rent £104,000 per annum. New lease available from landlord and opportunity exists to take over the fitted restaurant. Pizza Express keen not to have to strip back to shell.

The lease permits use as a licensed restaurant together with ancillary uses.

Exclusions

The restaurant name and all items branded or specific to the brand Pizza Express, computer systems, electronic tills, stock, smallwares, leased equipment (if any) and personal effects of staff.

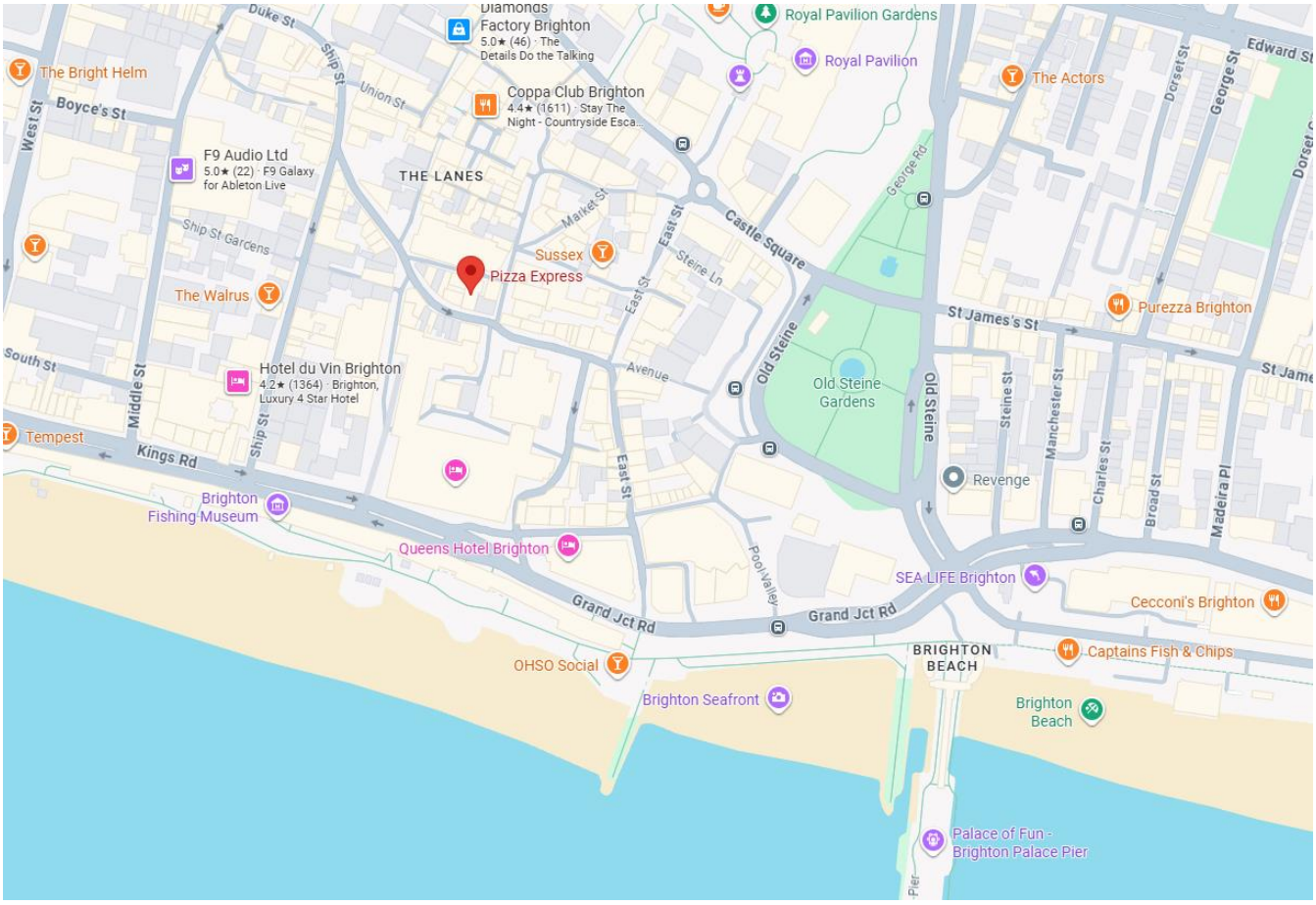
Further Information & Viewing

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

EPC – link to EPC

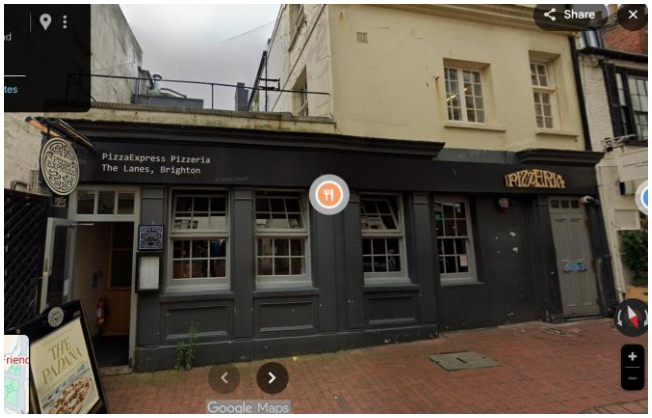
EPC Rating “B”

Location Plan



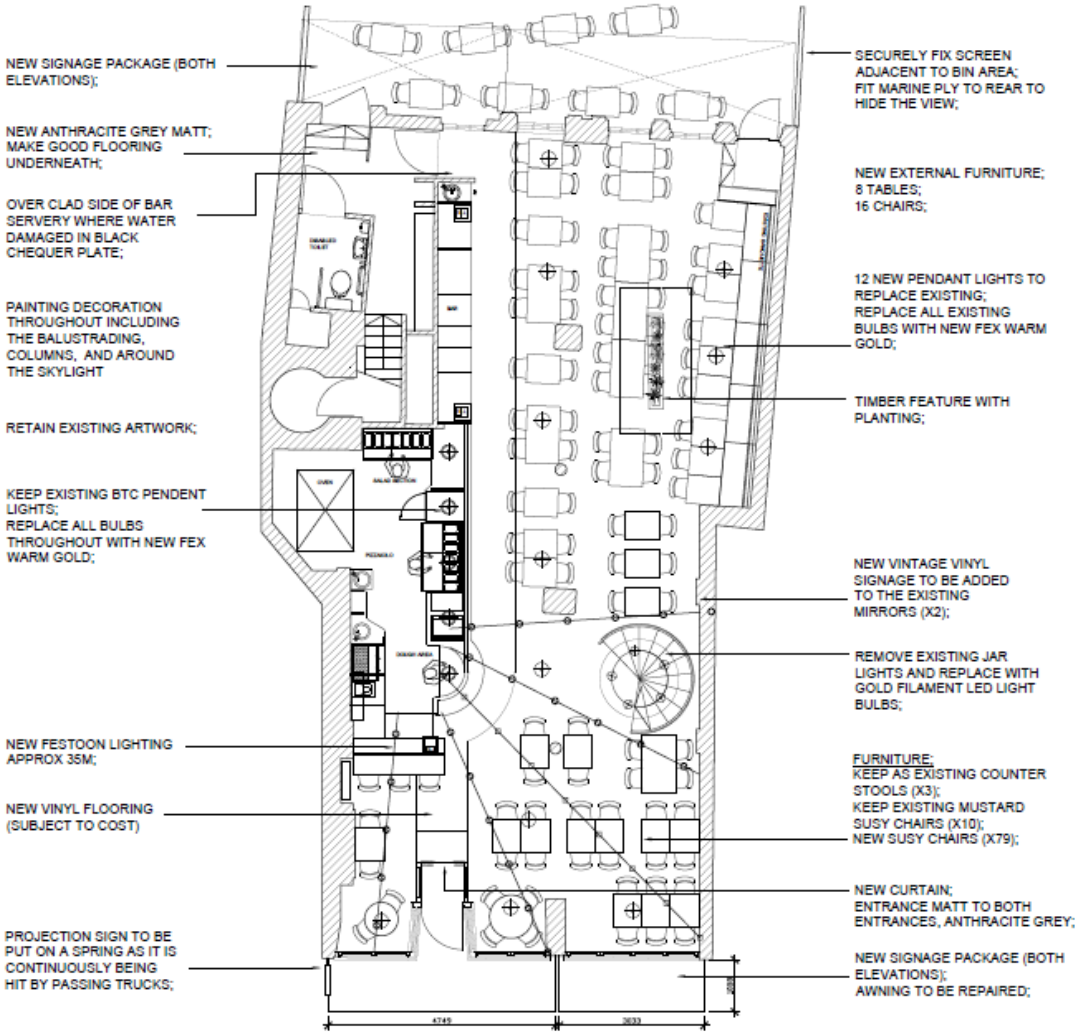
Google Maps. Not to scale - Provided for indicative purposes

Pictures





Floor Plans



PROPOSED - GROUND FLOOR GENERAL ARRANGEMENT
SCALE 1:100 @ A3

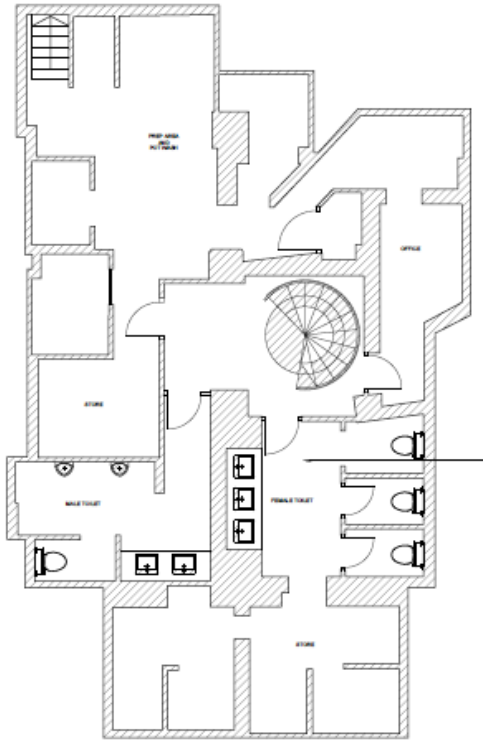


FESTOON LIGHTS

Client
22 Prince Albert St, The Lanes, BN1 1HF

Index	Revision	Date	Int.	Chk'd
A	NOTES	20.12.2019	OJ	/
B	COST UPDATES	03.02.20	OJ	/
C	UPDATES AFTER PRE COM	14.02.20	OJ	/





PROPOSED - BASEMENT FLOOR GENERAL ARRANGEMENT
SCALE 1:100 @ A3

TOILETS;
KEEP ALL EXISTING TILING;
CONTRACTOR TO BUILD UP THE EXISTING VANITY UNITS TO THE CORRECT HEIGHT;
NEW MIRRORS WITH LED;
KEEP EXISTING DRESS MIRRORS;
RETAIN EXISTING WHB AND TAPS;
PAINT AND DECORATION THROUGHOUT INCLUDING THE LOBBY;

OVER CLAD THE BACK PANEL IN THE CUBICLE WITH MDF (DUE TO GRAFFITI) AND DECORATE; BLACK CHEQUER PLATE TO THE BACK OF THE CUBICLE DOOR;

PAINT COLOURS

Not to scale. Historic and provided for indicative purposes only.