

Brighton

Café to let

on behalf of

Maclaren Pavilion café / kiosk,
The Level, Brighton, BN1



Quoting Rent

In excess of £5,000pax



Size

22.30 sq m (240 sq ft)



Prominent location

**At the heart of The Level
public amenity space in
central Brighton**



Planning

**Class E café use, with public
WCs and external seating
terrace included**



EPC

Not applicable

Get more information

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Location

Situated on the south-west perimeter of The Level public park in central Brighton, overlooking the popular children’s playground and adjacent Ditchling Road (A270 – the main southbound vehicular route into the city centre).

The Level provides excellent public amenity space and acts as an important pedestrian route linking the east of the city to London Road, North Laine and Brighton mainline railway station (within a 15-minute walk).

There is a large and varied local residential community in the surrounding area and good public transport facilities with numerous bus routes passing close by and accessing all parts of the city and beyond.

Description

The Maclaren Pavilion has recently been refurbished to provide shell café space, fully equipped public WCs plus an external seating terrace.

The designated external terrace for customer seating is shown on the included plan (kiosk coloured pink, , public WC’s green and external terrace blue).

Loading / unloading will be from the nearby A270 loading bays. There is no designated car parking facility for the café tenant available on site or within the park boundary.

Accommodation (approximate floor areas):

Kiosk	22.30 sq m (240sq ft)
External terrace	61.07sq m (657sq ft)
Public WCs	Tenant responsibility

The café contains no internal WC facilities, but any future tenant will have the use of and be fully responsible for keeping open, maintaining and servicing the adjoining public WC facilities (for use by its staff, customers and members of the public during normal business hours).

Initial rent

Open market rental offers are invited in excess of £5,000 per annum exclusive, subject to contract.

- Brighton & Hove City Council bid guidelines are attached for assistance.
- VAT if applicable will be charged at the standard rate.

Lease terms

A commercial lease is available on an essentially new fully repairing and insuring basis for a term of up to 25 years. The tenant will be responsible for the café, plus adjoining public WCs and the timber pergola immediately in front of the pavilion (including all windows, doors, walls, roof, fixtures & fittings, service provision etc).

Any new lease granted is to contain upward only rent review provision at the expiration of each 5th year, be excluded from the security and compensation provisions of the Landlord & Tenant Acts (as amended) and contain a non-assignment (sale of lease) provision.

The Council insure the building under its block policy and will recover the appropriate premium direct from the ingoing tenant.

General matters

It is anticipated interested parties will provide a service in keeping with the location and to benefit park users and the local community alike.

Parks café – to let

Maclaren Pavilion café, The Level, Brighton BN1

Planning

Currently Class E cafe use.

EPC

We are advised the property does not fall within the current MEES regulations and therefore no EPC is required.

Business Rates

The accommodation is not currently assessed for rates.

Legal and other Costs

Each party to bear their own costs incurred.



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

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GUIDELINES - MAKING A RENTAL OFFER FOR COMMERCIAL PREMISES

To be read in conjunction with the specific letting particulars produced on behalf of Brighton & Hove City Council by their retained sole commercial agent Avison Young (UK) Ltd.

The letting brochure prepared in respect of the subject property in question will provide brief outline information of the location, accommodation, lease terms, a guide to the likely initial rental, plus planning and rating detail. The information provided should be treated in accord with the terms and conditions set out in the brochure. Potential tenants are advised to undertake an inspection and clarify all such detail prior to submitting a written proposal. It is recommended all parties should ideally seek independent legal / property advice.

Any guide rent provided will indicate the likely rent the Council anticipates receiving, subject to contract. However, a higher or indeed, lower figure may be offered and accepted dependent upon the level of demand and other terms proposed.

MARKETING PROCESS

(A) General Marketing Process - unless stated otherwise in the particulars, the marketing process will comprise an invitation for any potential tenant to submit in writing to Avison Young (UK) Ltd their bid. Ideally the information set out below should be provided to enable the offer to be processed and a reasoned recommendation to be made to the Council:

1. The full name and address of the intended tenant - to include the registered office if a Company (including Company Number) or if an individual, their National Insurance Number.
2. Details of the offer tabled, including initial rent and lease terms proposed i.e., length of lease and to contain provision for upward only rent reviews at the expiration of each 5th year if applicable.
3. Confirmation you are prepared to meet the landlord's reasonable legal costs, as is usual in these circumstances.
4. Detail of the intended use and confirmation you have spoken to the local Planning Authority concerning the same, as appropriate. An indication of the style of fit-out and any works to be undertaken will also be appreciated.
5. Is a short rent-free period required to enable fit-out?
6. Full financial and background information to be provided and to ideally include relevant experience, how long trading, number of outlets and their location (plus photographs), any business plan produced and copy accounts (if available - for the last three years trading period). In addition, the contact details for the referees: namely bankers (plus account name, number and branch sort-code), solicitor, accountant, landlord and two trade contacts as applicable.
- 7a. Confirmation whether any additional security is to be offered by way of a personal surety (please provide detail of the individual, their address and bank account details plus NI number).
- 7b. Alternatively, additional security may be sought by way of a rental deposit. The amount of any rental deposit required (if any) will depend upon the individual circumstances and is to be held for a minimum 3-year period or until gross profit exceeds by a multiplier of 3, the rent passing for three consecutive years.

Unless otherwise stated in the particulars, the Council in arriving at their decision will carefully consider all supporting information provided in respect of an individual offer and not just the rental level in isolation. **All information provided is treated in the strictest of confidence.**

(B) Informal Tender - if an Informal Tender is envisaged, then the letting particulars will advise this and / or parties who have expressed an interest will be advised verbally and / or in writing. You will be advised of the date of any Informal Tender and when / where offers are to be invited, as well as the manner in which such offers are to be submitted. Again, the information referred to in points **1 - 7b** above, should be provided where appropriate.

Note: In respect of **(A)** and **(B)** above, the Council reserves the right, not to accept the first, highest or indeed any offer received. In certain circumstances, it may be necessary to revert to one, a number or all of those parties who have submitted an offer, to ascertain whether or not they would be prepared to better the initial terms proposed. The Council will not accept any proposal calculated by reference to another bid e.g., £1 in excess of the highest annual rent submitted.

If the prospective tenant remains unsure of the marketing process or information required in order for their bid to be duly considered, then they should contact Avison Young (UK) Ltd immediately:

BRIGHTON & HOVE CITY COUNCIL FOOD STANDARDS

In accord with our client's instructions, a link to the Brighton & Hove City Council Good Food Standards is included within these marketing particulars for new lettings within the commercial and seafront property portfolios and which sets out the level of proposed compliance by potential tenants and to be considered as part of their bid evaluation criteria. For more information search for "Brighton & Hove City Council Good Food Standards" in your web browser.

In addition, new tenants will be offered a consultation with the council's Healthy Food Project Officer to provide support, advice, and guidance on compliance with the policy.

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(2025: Subject to contract, without prejudice and for guidance purposes only)

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To find out more, scan the QR code



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Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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