

**MAKING
PROPERTY
WORK**

SHW

SHW.CO.UK

TO LET

Exciting new seafront Restaurant / Leisure opportunity in regenerated Grade II listed Reading Rooms

LOCATION

There are few locations more breath-taking than this one! The Black Rock area of Brighton seafront sits directly beneath the Regency architecture of the Kemptown Estate. The “Reading Room” originally served as a place for the wealthy to take the sea air. The regeneration of the area is well underway with a new 100 metre boardwalk along the Black Rock beach now open, with plans for a new outdoor play and sports area, new transport link and improved public realm gaining traction. Festivals and outdoor events will soon be visiting the event space to be created on the old Black Rock site. The Reading Room is perfectly situated to become the new place to be. Undisturbed beach views opposite the Volks Heritage Railway and a short walk from Brighton Marina.

DESCRIPTION

The Reading Room is currently being restored to meet all conservation requirements with a contemporary twist. Services include three phase electricity, water supply and telecom. The Reading Rooms benefit from a two-tiered outdoor terrace area facing the beach which offers a rare opportunity to create a brand-new seafront destination all year round. The future occupier will be an operator with creative flair and imagination, able to create an exciting offer with daytime and night-time appeal. The client is seeking a place maker who is keen to build a new premier location for locals and visitors alike. They will offer a business model that will respect the important heritage and location but offer a sustainable and uplifting new location that is distinct and appealing for everyone from beach goers to evening clientele. This is a unique opportunity, and the client is willing to wait for the right business partner in order to ensure the property provides the right business for the area.

HERITAGE

This grade II listed building was originally designed by William Kendall, the architect responsible for Madeira Drive and the Esplanade. It previously acted as a shelter with sea views when Lewes Crescent and Sussex Square were built in the 1820s.

An indicative view of Brighton’s Black Rock rejuvenation scheme



VIEWINGS – 01273 876200

Alexander Denning

t: 01273 876 218

e: adenning@shw.co.uk

Richard Pyne

t: 01273 876 213

e: rpyne@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

ACCOMMODATION

The property has the following approximate dimensions and area:

Ground Floor Retail		
Main Room	86m ²	925 sq ft
West Room	9m ²	97 sq ft
East Room	9m ²	97 sq ft
Total	104m²	1119 sq ft
Terrace		
Terrace	252m ²	2712 sq ft

TENURE

A new full repairing and insuring lease is available with terms to be agreed. Rent on application.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VIEWING

For further information please contact Stiles Harold Williams Partnership LLP for the attention of Alex Denning or Richard Pyne.

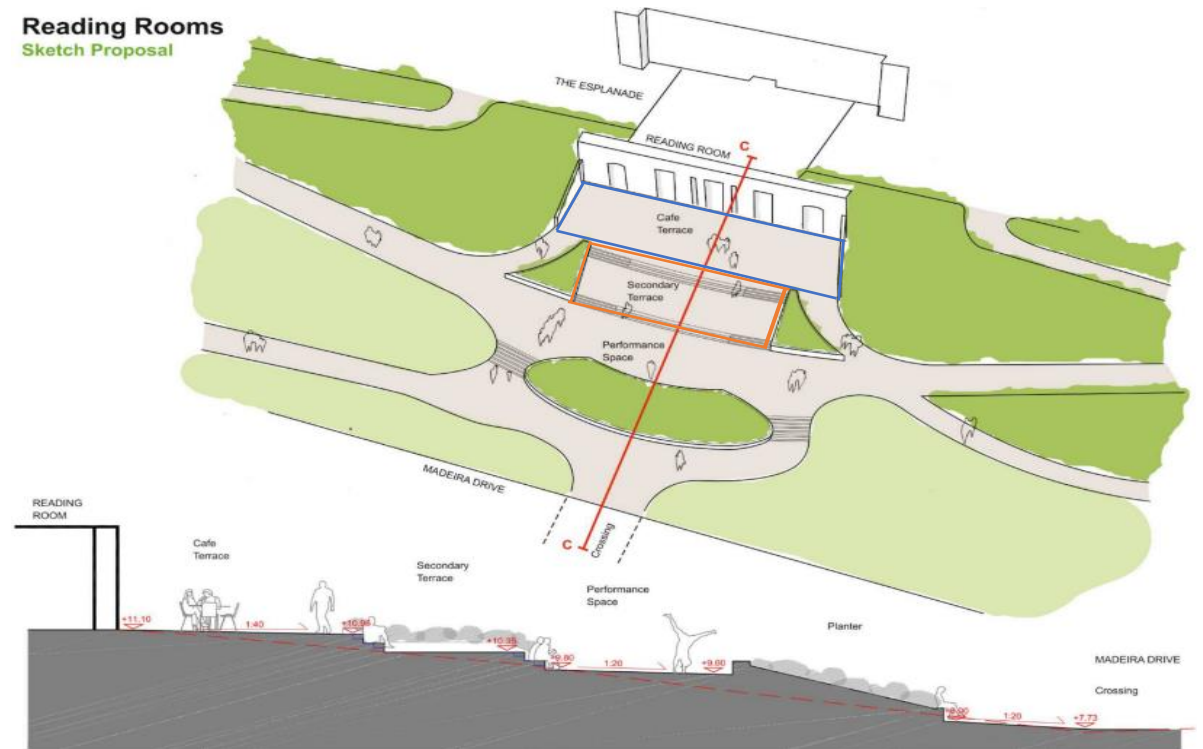
SEE USEFUL LINKS

For a video overview of the site progress thus far [Click Here!](#)

For Blackrock Rejuvenation information [Click Here!](#)

For Brighton and Hove City Council food standards which incoming tenants must comply with [Click Here!](#)

Reading Rooms Sketch Proposal



Artist's impression of the Reading Rooms. The blue line outlines the demised terrace space, the red line outlines potential additional space which may be granted under BHCC Patio Licence Scheme.

VIEWINGS – 01273 876200

Alexander Denning t: 01273 876 218

Richard Pyne t: 01273 876 213

e: adenning@shw.co.uk

e: rpyne@shw.co.uk



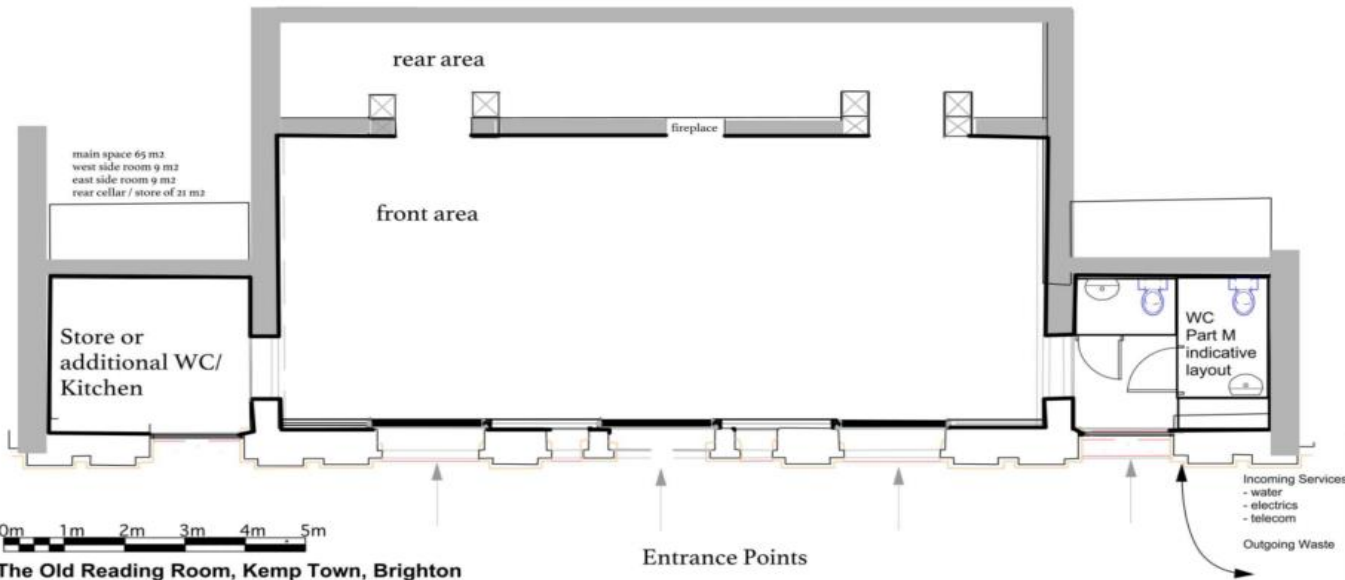
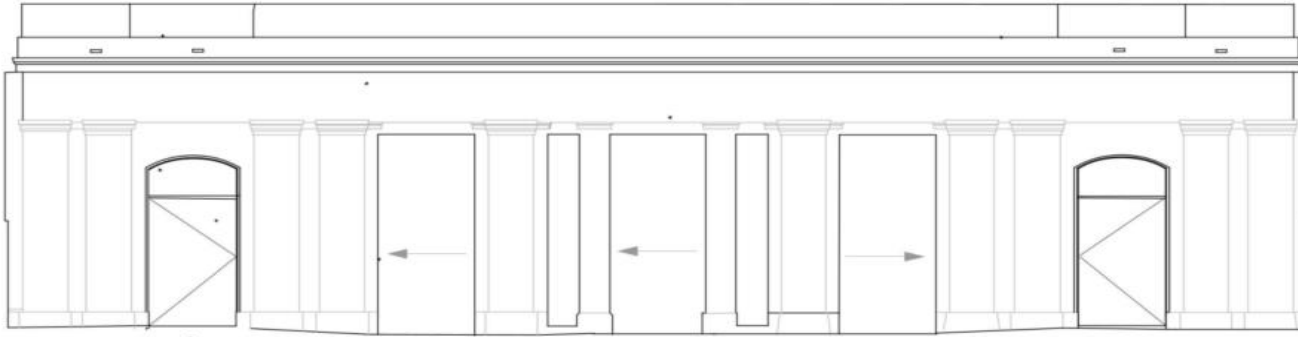
twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property



The Old Reading Room, Kemp Town, Brighton
Proposals: Creation of Weatherproof Shell
(future fit out by tenant)



VIEWINGS – 01273 876200

Alexander Denning

t: 01273 876 218

e: adenning@shw.co.uk

Richard Pyne

t: 01273 876 213

e: rpyne@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property



VIEWINGS – 01273 876200

Alexander Denning

t: 01273 876 218

Richard Pyne

t: 01273 876 213

e: adenning@shw.co.uk

e: rpyne@shw.co.uk



twitter - [@SHWProperty](https://twitter.com/SHWProperty)



LinkedIn - [SHW Property](https://www.linkedin.com/company/shw-property)



Instagram – [SHW Property](https://www.instagram.com/shw-property)

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316