



The Bok Shop

3-4 East Street, Brighton, East Sussex, BN1 1HP

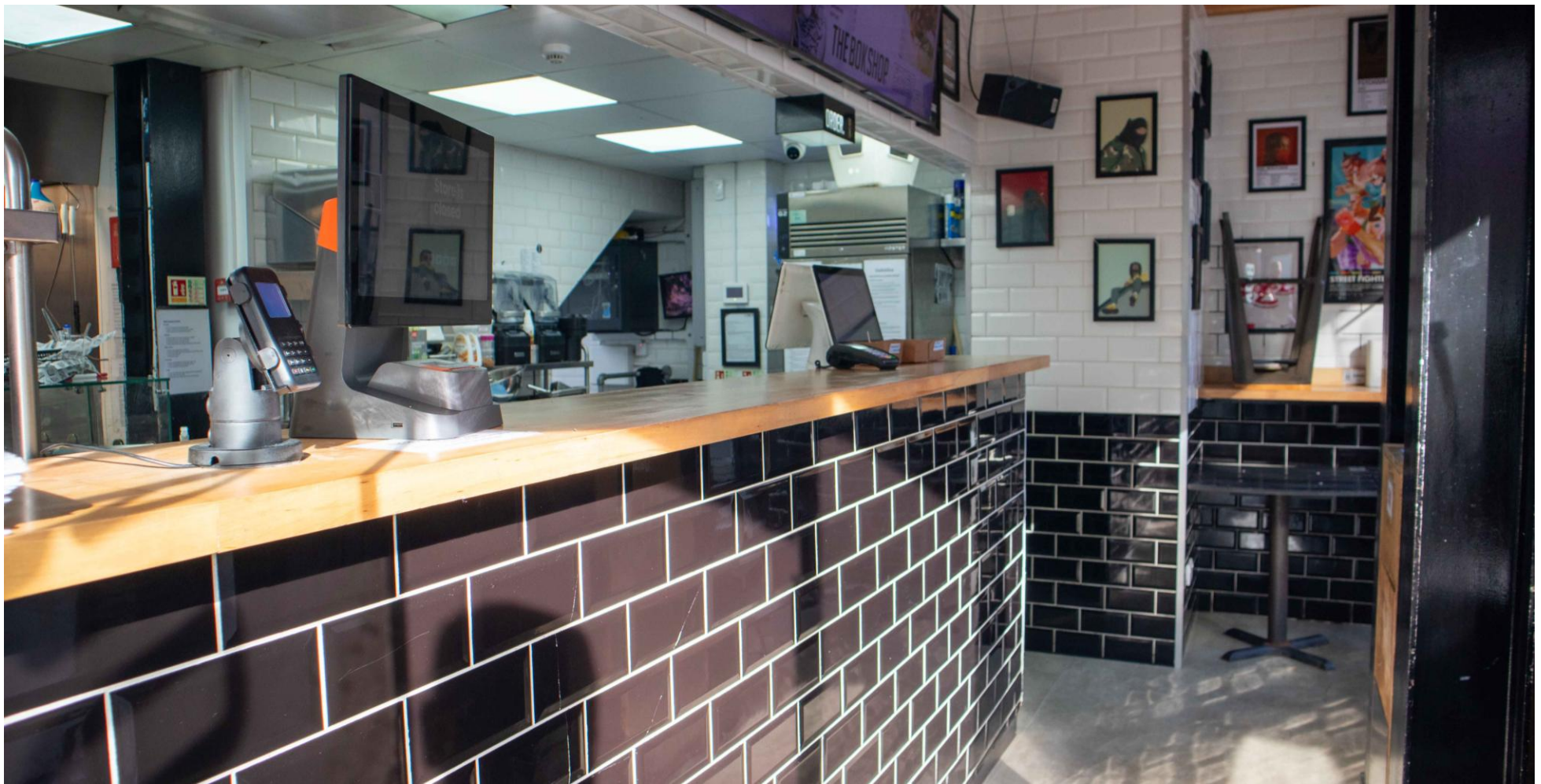
Tenure: Leasehold

Price: Offers invited

Ref: 35394

SP Sidney
Phillips

Leisure & Hospitality Specialists



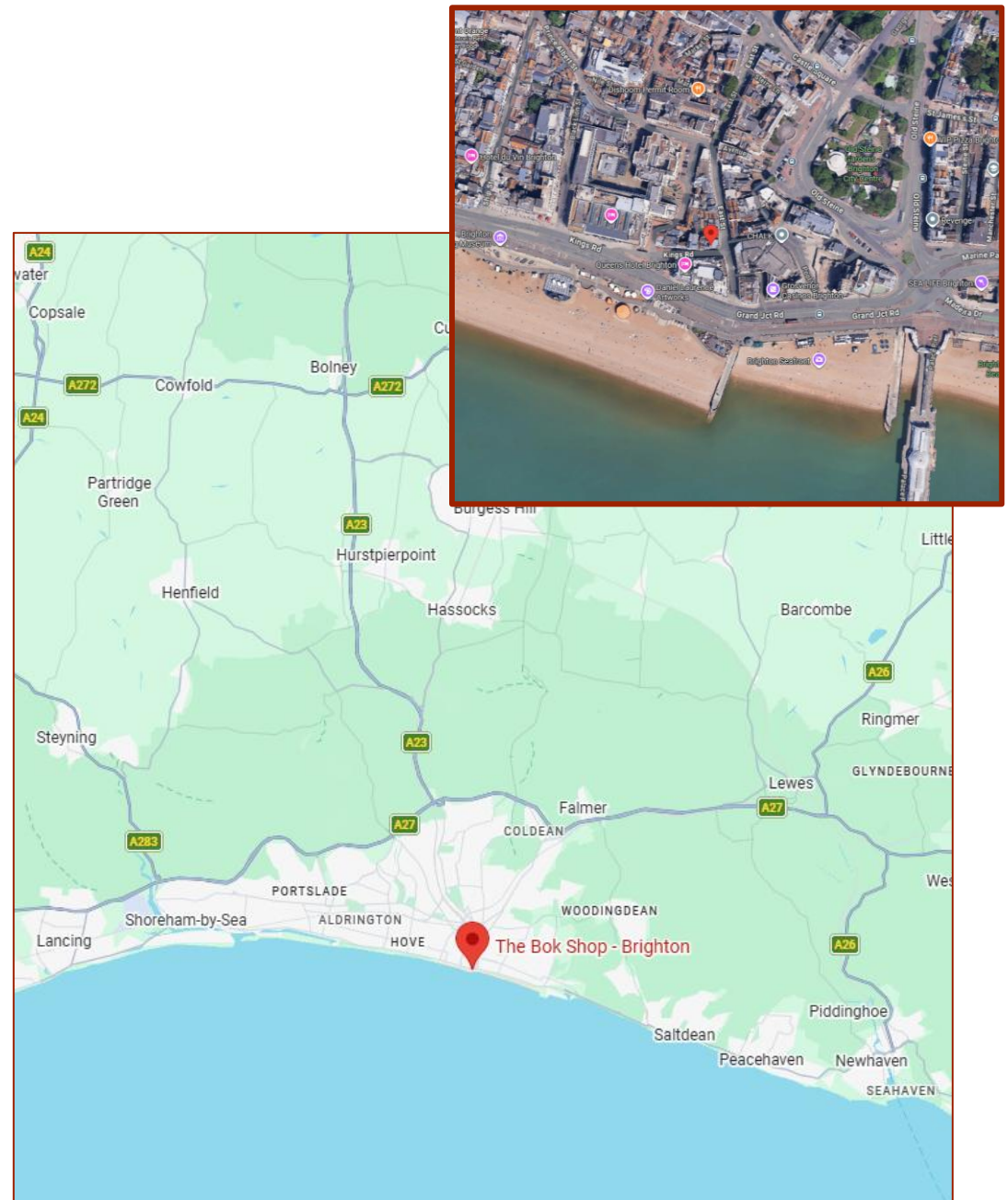
Key Features

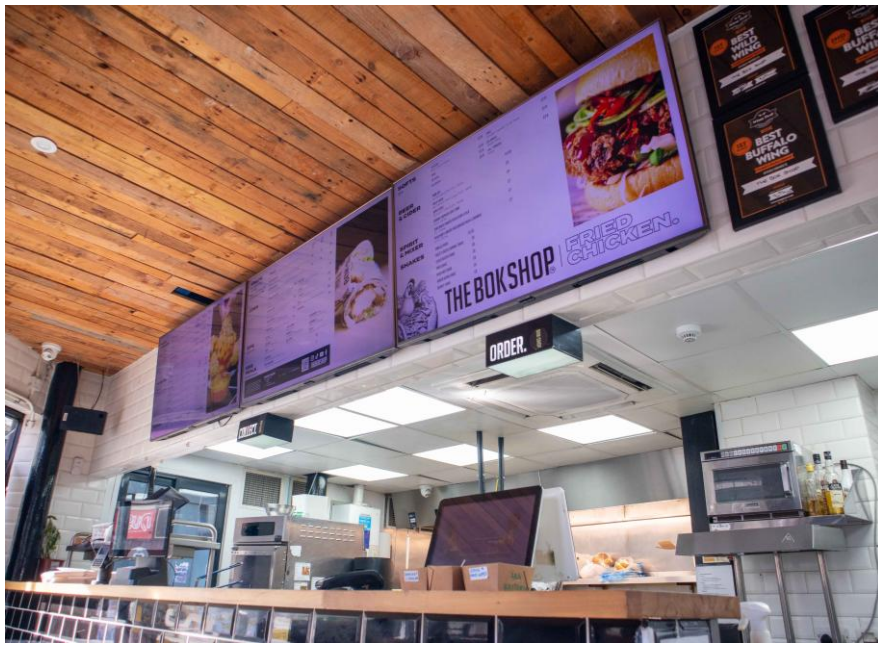
- Superb position between seafront & The Lanes
- Well-equipped trade kitchen
- Neighbours hotels and nightlife
- Favourable lease terms
- Ground floor and basement lock-up unit
- Suitable for a range of cuisines and concepts

Location

The Bok Shop is located in the bustling and cosmopolitan city of Brighton, East Sussex, approximately 47 miles south of London. Brighton's position on the South Coast has made it a popular destination for tourists, renowned for its diverse communities, quirky shopping areas, large cultural, music and arts scene, as well as its large student and LGBTQ+ population. Brighton attracts approximately 7.5 million day visitors and 5 million overnight visitors each year and is the most popular seaside destination in the UK for overseas tourists. The city plays host to a number of attractions including shopping centres, The Lanes, Royal Pavilion and its stunning beach with the world famous Palace Pier.

Brighton is predominantly accessed via the A27 trunk road which runs between Eastbourne in the east and Portsmouth in the west, connecting the whole of the South East coastline to this vibrant city. The A26 and M23/A23 also provide road access to other large conurbations including Tunbridge Wells, Crawley and London. Local train services are available from London Road, Brighton and Moulsecoomb with services along the coast, as well as mainline services from Brighton Station with Thameslink services to Gatwick Airport, Luton Airport Parkway and numerous central London stations. The town is serviced by a number of bus routes and boasts a comprehensive taxi network.





The Bok Shop occupies a prominent and visible corner plot position on the corner of East Street and Kings Road, in the heart of the city. This area of Brighton is a bustling area, being the main cut-through from the beach, pier and The Arches, to The Lanes and more modern shopping district beyond. The premises is surrounded by hospitality outlets including pubs, clubs and hotels, all of which bring substantial levels of business to the premises.

The Property

The premises is a ground floor and basement lock-up unit with a gross internal area measuring in the region of 702 sq ft. In recent years the property has undergone refurbishment to include new three-phase electric, new plumbing, new CCTV system, air conditioning and cat 5 data cabling throughout. The property comprises:

Trade Areas

GROUND FLOOR

- RETAIL AREA: With glass retail frontage, stools and wraparound tables.
- KITCHEN: With extractor, undercounter fridges, salad station, commercial microwave, upright stainless steel freezer, hot cupboard, drinks fridge and chip scuttle. Furthermore, this kitchen also houses a large convection oven, double deep fat fryer and two pressure fryers which, although are not included in the sale, can be included by separate negotiation.

BASEMENT

- PREP and STORE AREA: With nonslip flooring, UPVC clad walls, two upright stainless steel freezers, upright stainless steel double fridge, upright stainless steel fridge and undercounter fridges. WASH-UP AREA offset.
- STAFF WC and changing area.

External

- PAVEMENT: a Pavement Licence exists allowing for a trade space for up to five tables.





The Business

The Bok Shop is a quality fried chicken establishment inspired by London style fried chicken culture, with a menu offering a balance between contemporary and nostalgic street style food. Established for over ten years, the business is well-known in the area and enjoys repeat custom not only for takeaway and delivery service but also those walking between the beach and city centre, and enjoying the surrounding late night hospitality venues.

Whilst the premises operates as a highly successful and established business, it offers potential for a new owner to incorporate their own style of food, or an entirely different concept falling within the class E usage band.

Please note that 'The Bok Shop' brand will not be included in the sale, due to relocation to a larger premises.



Tenure & Price

LEASEHOLD OFFERS INVITED to include fixtures and fittings as described. Stock at valuation in addition.

The premises is held on a full repairing and insuring agreement from a private landlord for a term of 16 years from 11th June 2012. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent is £30,000 per annum. It is our understanding that the Landlord will consider a new lease if desired at a passing rent of £36,000 per annum.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the sale of alcohol by retail:
Seven days a week: 09:00 – 23:00

Services

All mains services are connected.
Rateable Value: £28,250 as of 1st April 2026
Local Authority: Brighton & Hove City Council

awaiting
epc



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.