



An opportunity to establish
or grow a café business
within one of Brighton's
best-known arts venues.

August 2026

PHOENIX
ART SPACE

Open to Expressions of Interest

- We are looking for a partner who shares our values and can develop a vibrant, financially sustainable café that complements our artistic and community programme.

We are inviting Expressions of Interest from local catering businesses and social enterprises with catering and hospitality experience who would be interested in taking on the licence and management of our café at Phoenix Art Space, a dynamic and inclusive arts organisation at the heart of the Brighton & Hove arts community.

Why this Opportunity ?

- Independent street entrance
- Existing café fit-out with fixtures and fittings
- Storage space included, with scope for a dedicated food preparation area
- Established arts venue with a year-round exhibitions and events programme
- Established customer base, including our 100+ resident studio artists
- Premises licence until 10pm
- Opportunity to develop daytime and evening trade
- Collaborative marketing through Phoenix Art Space channels
- Negotiable rental terms in Year One
- Significant opportunity for growth

A photograph of a group of people sitting at a long table in a cafe. In the foreground, a small table holds a projector. The background features a dark wall with a framed picture and two pendant lights. The text "About Our Café" is overlaid in the center.

About Our Café



Our café space was designed in 2019. The service area has a counter bar with shelving underneath and behind, and space for a fridge, display unit and till. It has a small food prep area, which includes space for a dishwasher.

It has two seating areas: the main area, seating 28, and the Window Gallery, seating 18.

The main café (excluding the café seating in the Window Gallery) is 42.65 sqm. The Window Gallery area is 38.30 sqm.

We have two entrances: one directly from Waterloo Place into the café, and another leading to the exhibition spaces and artists' studios during office opening hours. This means the café can operate independently outside of our main opening hours.

Wheelchair and buggy access is available via the main entrance.

Additional storage space is provided close to the café, with the potential to convert it into a small kitchen/preparation area.

Available to you:

- Premises License in place (to 10pm)
- Personal License Holder on the Phoenix Team
- PRS License
- Basic prep area with sink and sockets
- Built-in bar with 1 bar fridge (bought new in 2025)
- Plumbed in glass washer
- Plumbing, lighting and heating fixtures and fittings
- Tables and chairs in the café; seated area in the Window Gallery overlooking the garden
- Storage/potential kitchen area
- Public toilet close to the café, including 1 x wheelchair accessible



Current turnover is c. £ 3500 per month based on 21 visitors per day, and an average spend of £5 - £ 8/visitor with the potential to grow this significantly.

- Our Main Gallery hosts 5 exhibitions annually, each with an evening Preview event that attracts between 200 and 400 attendees.
- March – November, Project Space (hire gallery) averages three exhibitions per month, with 20 to 100 guests on the preview evenings.
- 14,700 visitors to our exhibitions annually.
- 25 Adult Courses run termly, daytime, evenings and weekends with 8 – 15 attendees per session
- Our annual Open Studios, a three-day event held during Brighton Festival each May, attracts approximately 2,500 visitors
- In addition, we run regular family workshops and events across school holidays and for young people.
- We have a high footfall from students from the Universities of Brighton and Sussex during term times and a regular footfall from many of our 120-plus studio members, offering untapped food and beverage potential





Our Ask of You

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We are looking for a dynamic and enthusiastic business that shares our vision and values, with the requisite skills, experience and commitment to providing a high-quality offer to our members and visitors.

We would love you to:

- Manage your own team
- Manage the café, from liaison with suppliers to managing, evolving and promoting your offer
- Provide hot and cold drinks, light food, and snacks offer
- Provide a bar for our events (including evenings and weekends)
- Work towards being open for a minimum of 5 days per week, particularly during exhibition opening hours.
- Work towards a licence fee or agreed contribution arrangement to support our charitable activities

We are open to a phased approach, recognising that it can take some time to set up and develop footfall.

We are keen to receive expressions of interest from enterprises that can also offer additional value, in terms of including, but not limited to, special F+B events, collaboration on creative programming and an evening offer.



Terms

Phoenix can offer:

- Minimum 1-year License to occupy – rent free Year 1, subject to review thereafter
- 4-month notice period
- 24/7 access
- Signage to the café throughout our ground floor
- Promotion and co-promotion opportunities via our social media channels (e.g. 15.4k IG followers) and a landing page on our website

Our ask from you:

- To cover all costs of F+B offer, staffing, utilities and waste
- Provide evidence of financial capacity to set up and run your café - coffee machine, grinder, fridges, crockery, etc., and the ability to cover your costs.
- Relevant insurance covers
- Relevant staff training, including Food Hygiene/Food Safety certification (minimum Level 2)
- A commitment to promote your offer and develop a customer base

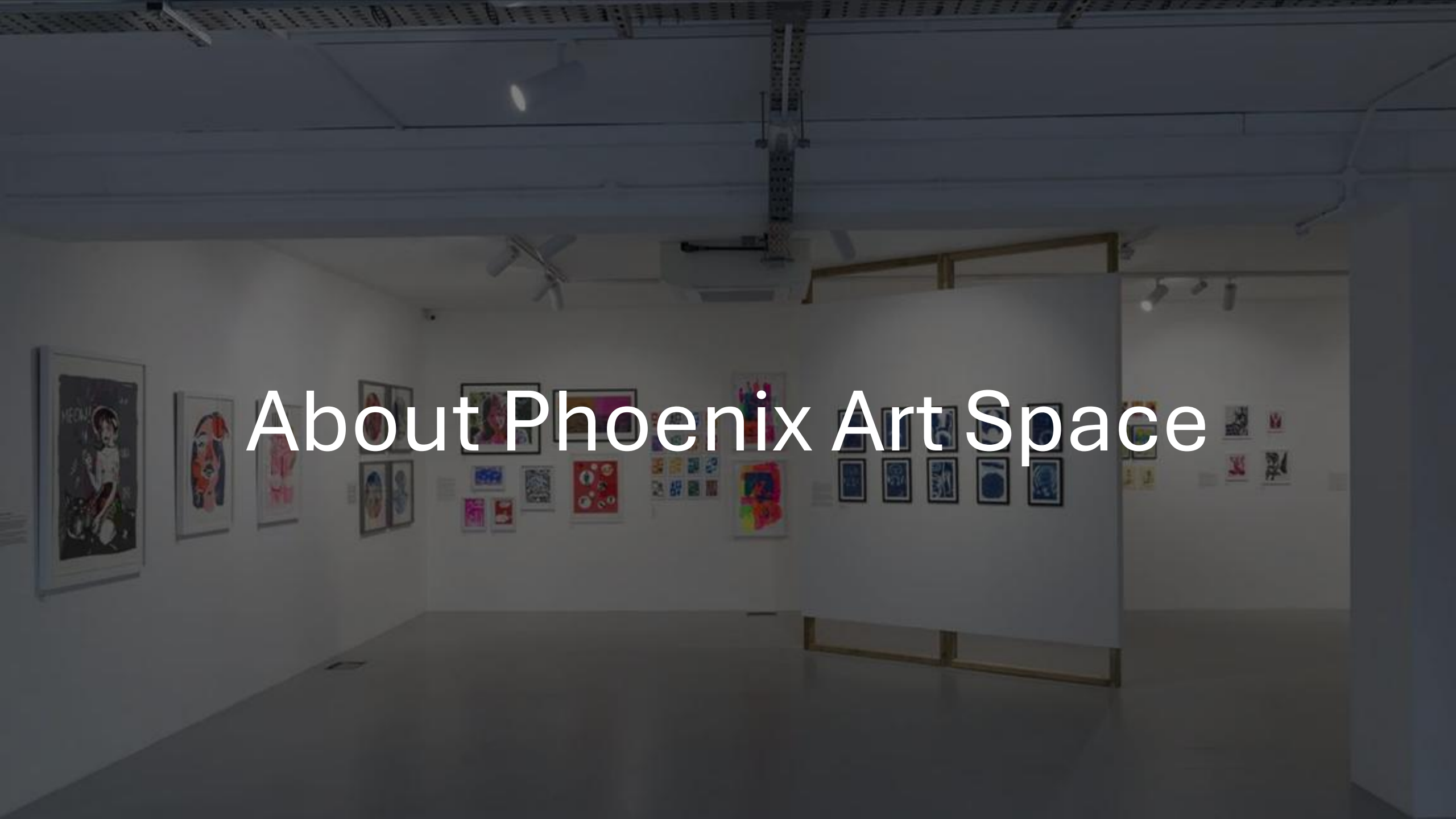
Process

- Informal conversations/ visits through June by appointment
- Submission deadline for expressions of Interest: 30 October 2026, 5pm, projected
- Review by Phoenix Art Space Executive Director, Finance Manager, and charity Trustee.

• Ideal start date September 2026

What we would like to see in your EOI

- Overview of organisation/business
- Relevant experience
- Proposed café vision at Phoenix Art Space
- Indicative menu/pricing
- Staffing approach
- Financial outline
- Examples/images
- References
- Contact information

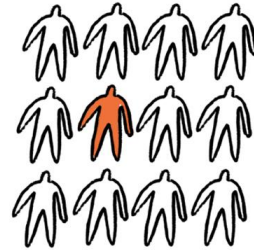
A photograph of a modern art gallery interior. The walls are white and covered with various framed artworks, including abstract paintings and smaller prints. The floor is a light-colored, polished surface. The ceiling features exposed ductwork and track lighting. A large, semi-transparent white rectangular panel is positioned in the center of the room, partially obscuring the view of the art on the far wall. The overall atmosphere is clean and minimalist.

About Phoenix Art Space

EACH YEAR AT PHOENIX ART SPACE...



1,300 people participate in our learning and community engagement programme



2,800 people visit our Open Studios



We welcome **20,000** visitors to our building



Including **14,700** visitors to our exhibitions



We run **190** creative workshops and courses



670 people attend our courses



We host **2** annual Studio Awards in our studios



70 artists are paid to support our learning programme



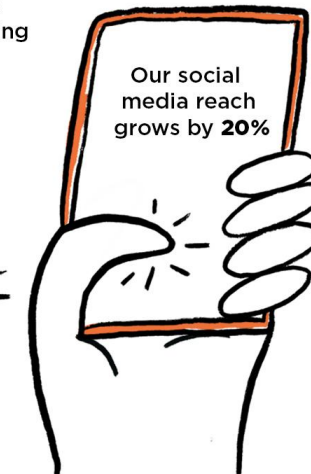
We work with **140** artists through our exhibition programme



120 artists benefit from having a studio



210 Art Packs and activities happen with local families



Our social media reach grows by **20%**

Our Vision

We believe that art should be part of everyone's life, a way to see the world differently and a means to rethink and rebuild more equitable, connected futures.

We believe that access to culture should not be determined by privilege, that artists should be valued and supported at every stage of their journey, and that a diversity of voices should lead the conversation.

We see cultural spaces as civic spaces, welcoming, environmentally responsible and rooted in the communities they serve. In these spaces, artists, audiences and partners come together to ask difficult questions, share stories and spark social and ecological change.

We bring people together through contemporary art to imagine and shape a more inclusive, sustainable and inspiring world.



Our Mission and Values

Our Mission is to

Champion diverse artistic talent by providing affordable, high-quality studios and opportunities to exhibit and experiment

Deliver a public-facing programme that opens up contemporary art to new audiences and communities

Use creativity as a tool for learning, dialogue and connection across generations, identities and neighbourhoods

Create sustainable pathways for artists, from early development to international collaboration

Advocate for the role of art in shaping healthier, more inclusive and more climate-conscious places

Our Values

Creative Innovation

We value curiosity, experimentation and the freedom to try new things. Innovation in creative practice is vital to the health of individuals, communities and culture. We embrace risk as a route to discovery.

Radical Respect We treat all people with fairness, empathy and dignity. We hold space for difference and support people to thrive on their own terms, in their own voice.

Responsible Futures

We are committed to environmental and social responsibility within our spaces and the systems we shape. We support climate-conscious, socially just futures through inclusive programming, ethical governance and by sharing what we learn.

Equity in Action

We believe in the power of diversity and inclusion to drive excellence. We challenge structural inequalities and work to centre underrepresented voices in all that we do.



For further information or to submit an
expression of interest, please contact

:

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