



38 Meeting House Lane
Brighton, East Sussex BN1 1HB

TO LET

WELL PRESENTED RETAIL UNIT IN THE HISTORICAL LANES

Ground floor	35.90 sq m	-	386 sq ft
1st floor	35.55 sq m	-	382 sq ft
2nd floor	19.15 sq m	-	206 sq ft
Total	90.59 sq m	-	975 sq ft

Key Features:

- Located in the famous Lanes area of the city
- Three storey building with ground floor retail area
- First & second floor workshop / stores
- Available from the end of May 2022 by way of a new lease
- No premium
- Rent £23,000 per annum





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Location

The property is located on the northern side of Meeting House Lane just to the west of the junction with Brighton Place in the heart of The Lanes. The Lanes is an established and popular retailing area with many specialist and individual occupiers and a wide variety of bars and restaurants. Nearby retailers include a number of jewellers, Donatello Italian Restaurant and numerous pubs.

Accommodation

The property comprises a three storey mid-terrace building arranged as a ground floor shop with workshop/office space to the first floor, and storage/workshop space to the second floor. WC facilities are located on the first floor.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	386 sq ft	35.90 sq m
First	382 sq ft	35.55 sq m
Second	206 sq ft	19.15 sq m
Total	975 sq ft	90.59 sq m

EPC

TBC

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

The property is Grade II listed and located with the Old Town Conservation area.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £23,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £21,000.00

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



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GOAD



50 metres

Experian Goad Plan Created: 16/03/2022
Created By: Flude Property Consultants



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH