

**7-8 Meeting House
Lane,
Brighton
BN1 1HB**

**Grade II listed Retail
Unit in the Heart of
the Lanes**

Ground Floor Retail with first floor store and office

Approx. 132.63m² - 1,427ft² Retail
70.8m² – 763 sqft Store /
Office

To Let

New Lease – No Premium



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making property work

7-8 Meeting House Lane, Brighton, BN1 1HB

Location

The property is located in a prominent position in Meeting House Lane within the heart of the historic and busy lanes area of the city. An established and popular commercial location characterised by predominantly small boutique style shops. Nearby traders include ChoccyWoccy Doodah, The unit is also close to the entrance to Brighton's newest lane, Hannington Lane, which is currently under development.

Description

A triple fronted lock up retail unit comprising open plan sales area with shop frontage onto meeting House Lane.

The unit can divide to allow flexible trading

Accommodation

Unit 7		
Width	2.85 m	9'4"
Depth	6.9 m	22'5"
Area	18.53m ²	199 sqft
Unit 8		
Width	4.7 widening to 7.85	15'5" – 25'9"
Depth	17.55 m	57'6"
Area	114.1 m ²	1,228 sqft
TOTAL	132.57 m²	1,427 sqft
1 st Floor Rear	19.23 m ²	207 sqft
1 st Floor Front	52.3 m ²	563sqft
2 nd Floor	5.8 m ²	63 sqft

Tenure

A new full repairing and insuring lease for a term to be agreed.

Rent

£60,000 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal fees incurred in the transaction.

EPC

The building is Grade II listed and therefore does not require an EPC.

Rates

Rateable Value (2017 list) £52,500

VAT

VAT may be chargeable on the terms quoted.



Viewing

For further information, email details or to arrange an inspection, please contact sole agents:
Richard Pyne – 01273 876213 Email: rpyne@shw.co.uk

SUBJECT TO CONTRACT

SUBJECT TO CONTRACT. Stiles Harold Williams 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 Stiles Harold Williams will, however, to purchase or lease