

SHOP AND SELF CONTAINED MAISONETTE TO LET

6 Meeting House Lane, Brighton, BN1 1HB

LOCATION

The subject property is situated in a prominent location in Meeting House Lane opposite the access to Brighton Square forming part of Brighton's famous Lanes which attract visitors throughout the year. Nearby occupiers include Riddle & Finn, Lambton's Jewellers, Giggling Squid and Kellerwood Jewellers.

DESCRIPTION

Well-presented shop unit with rear storage and a self-contained 1 bedroom maisonette over which is sublet by way of an AST producing £650 per calendar month. The tenant is holding over on a periodic tenancy.

ACCOMMODATION

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross frontage	11'5"	3.48 m
Net frontage	9'6"	2.89 m
Shop depth	33'4"	10.16 m
Shop width	9'10"	2.99 m
Sales area	291 sq ft	27.03 sq m
Store	49 sq ft	4.55 sq m
1 bed self-contained maisonette		

LEASE

Assignment of existing lease for a term of 10 years from June 2012.

RENT

£27,000 per annum exclusive of rates, VAT and all other outgoings. N.B We are advised the property is not presently elected for VAT.



RATES

Rateable Value: £17,500 UBR 49.1p (April 2019/2020).

ENERGY PERFORMANCE CERTIFICATE

Certificate Reference Number: 0799-9624-4030-1200-7203

The energy efficiency rating for this property is F 137.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS

The incoming tenant to be responsible for the reasonable legal costs of the assignor and the landlord.

VIEWING

By prior appointment only through agents Carr and Priddle on **01273 208010**.

