



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

THE FAMOUS LANES SUBSTANTIAL SHOP PROPERTY in all 2,560ft² (237m²) TO LET – NO PREMIUM



41 MEETING HOUSE LANE, BRIGHTON, BN1 1HB

Situated in one of Brighton's historic Lanes close to the Royal Pavilion and prime shopping thoroughfares of East Street, North Street and Churchill Square where pedestrian activity is particularly enhanced during the tourist seasons and weekend periods (see attached location plan). The property is Grade II Listed and briefly comprises:

Building Frontage 19'3 (5.87m)

| | |
|--------------------------|--|
| Ground Floor Shop | width 17'8 (5.38m), overall depth 53'9 (16.38m), level break at 22'1 (6.73m) providing a total sales area of 882.74ft² (81.94m ²) ladies and gents WCs |
| Basement | as two areas in all 207.42ft² (19.26m ²) |
| Upper Parts | comprising three areas (possibly suitable as trading floors) in all 1,470ft² (136m ²) ladies and gents WCs |

All measurements are approximate

Rateable Value: £33,500

amenities & services not tested

EPC applied for

The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£35,000 per annum** exclusive. Offers of rental may be considered for the ground floor and basement accommodation only.

Viewing by strict appointment with SOLE LETTING AGENTS, **GRAVES SON & PILCHER LLP**