

MAKING
PROPERTY
WORK
SHW.CO.UK

SHW

SHW **Class E
Retail Unit**
SHW.CO.UK

TO LET

Contact:
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MARC
OF THE LARKS
NOVEMBER 2014 - 2015
IN HOUSE
WORKSHOP
DESIGN
REMODEL
REPAIR

**Divine
Diamond**

SAMEDAY REPAIRS
RESIZING
BESPOKE
COMMISSIONS

TO LET

GRADE II LISTED - CHARACTER PROPERTY WITH ROOF TERRACE
A3 PLANNING USE / E-CLASS - 2,511 SQ FT (233.33 SQ M)
6 - 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 Riddle and Finn restaurant, The Coppa Club, Patty and Bun and Watches of Switzerland. The property is also close to the entrance to Brighton's New Hannington Lane development including 13 new retail units, a restaurant and nine new apartments.

DESCRIPTION

Stunning redevelopment of a Grade II listed Class-E property, suitable for a variety of uses (stnc). Comprising open plan sales / dining area, first floor area with roof terrace and additional 2nd floor office / storage space. The property benefits from a large skylight, providing excellent natural light into the ground floor, exposed flint wall, modern roof terrace and wide frontage onto the busy commercial thoroughfare.

ACCOMMODATION

Unit 6		
Width	2.72m	
Depth	11.95m	
Area	33.49m ²	360 sq ft
Unit 7		
Width	2.85m	
Depth	18.32m	
Area	46.27m ²	498 sq ft
Unit 8		
Width	4.47m	
Depth	18.13m	
Area	84.41m ²	909 sq ft
Total Ground Floor		
Area	164.17m ²	1767 sq ft
Total 1st Floor Area	57.7m ²	621 sq ft
Total 2 nd Floor Area	11.46 m ²	123 sq ft

VIRTUAL TOUR: [CLICK HERE!](#)

PLANNING - BH2020/01687

- Replacement of all windows and doors, installation of new ground floor front gates and revised rear fenestration.
- Demolition and reinstatement of two storey structure to rear, with raised ridge height, new hipped roof and flat roof side extension to incorporate new stairs.
- Installation of extraction equipment.
- Demolition and reinstatement of flat roof to allow for roof terrace with new roof lantern.
- Internal changes to layout and associated works and refurbishments.

RENT

A new full repairing and insuring lease is available at a commencing rental to be agreed, subject to rent reviews at the appropriate intervals.

RATES

Rates to be assessed.

VAT

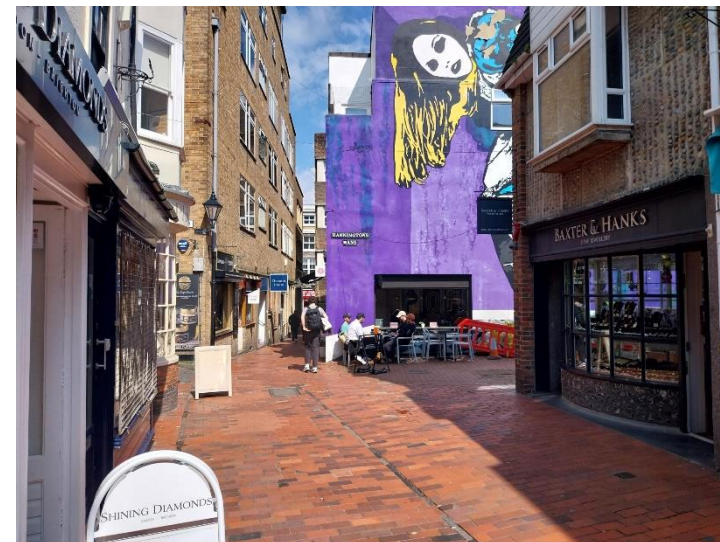
VAT may be chargeable on the terms quoted

LEGAL COSTS

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

EPC

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



VIEWINGS – 01273 876200

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Richard Pyne t: 01273 876 213

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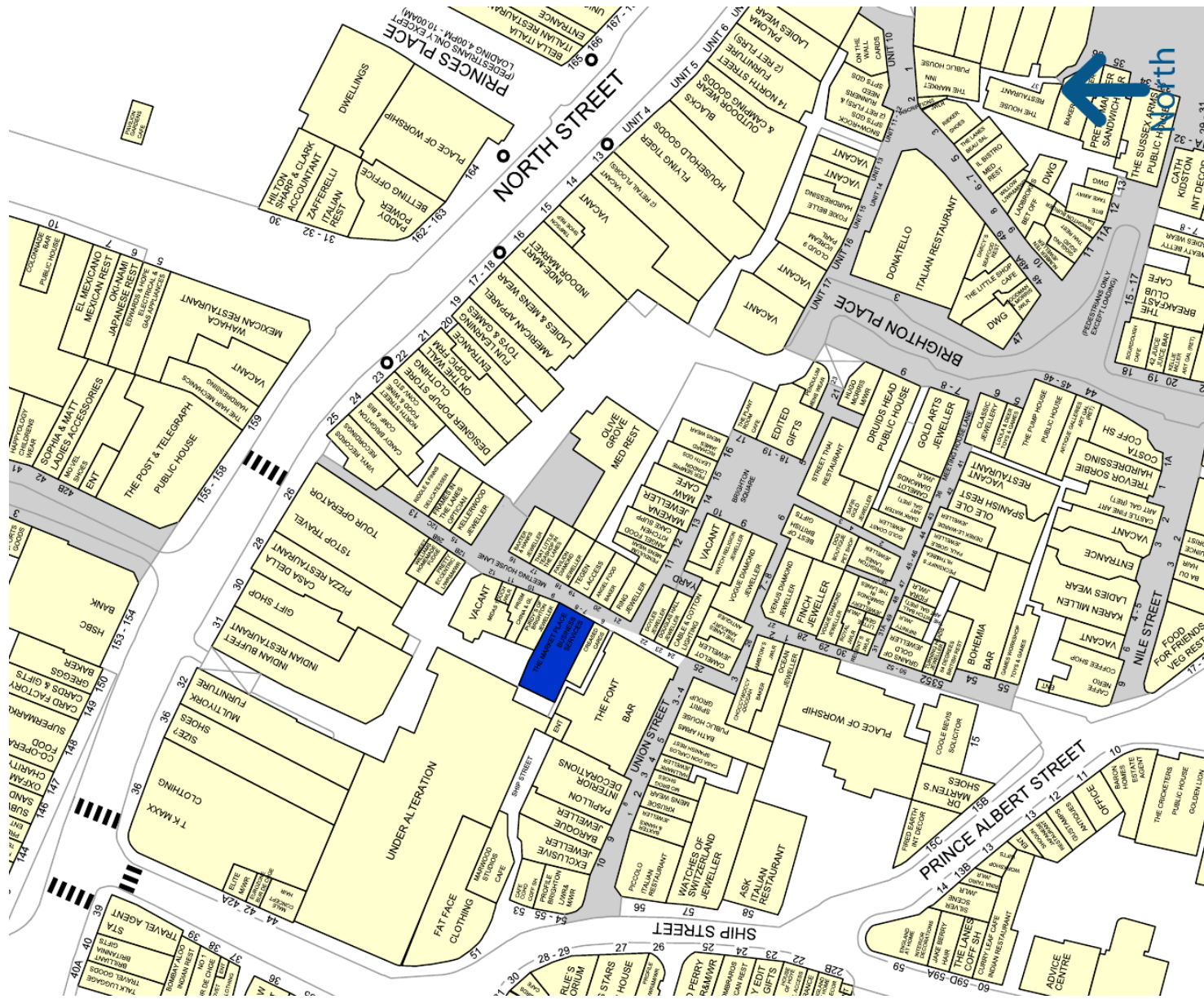


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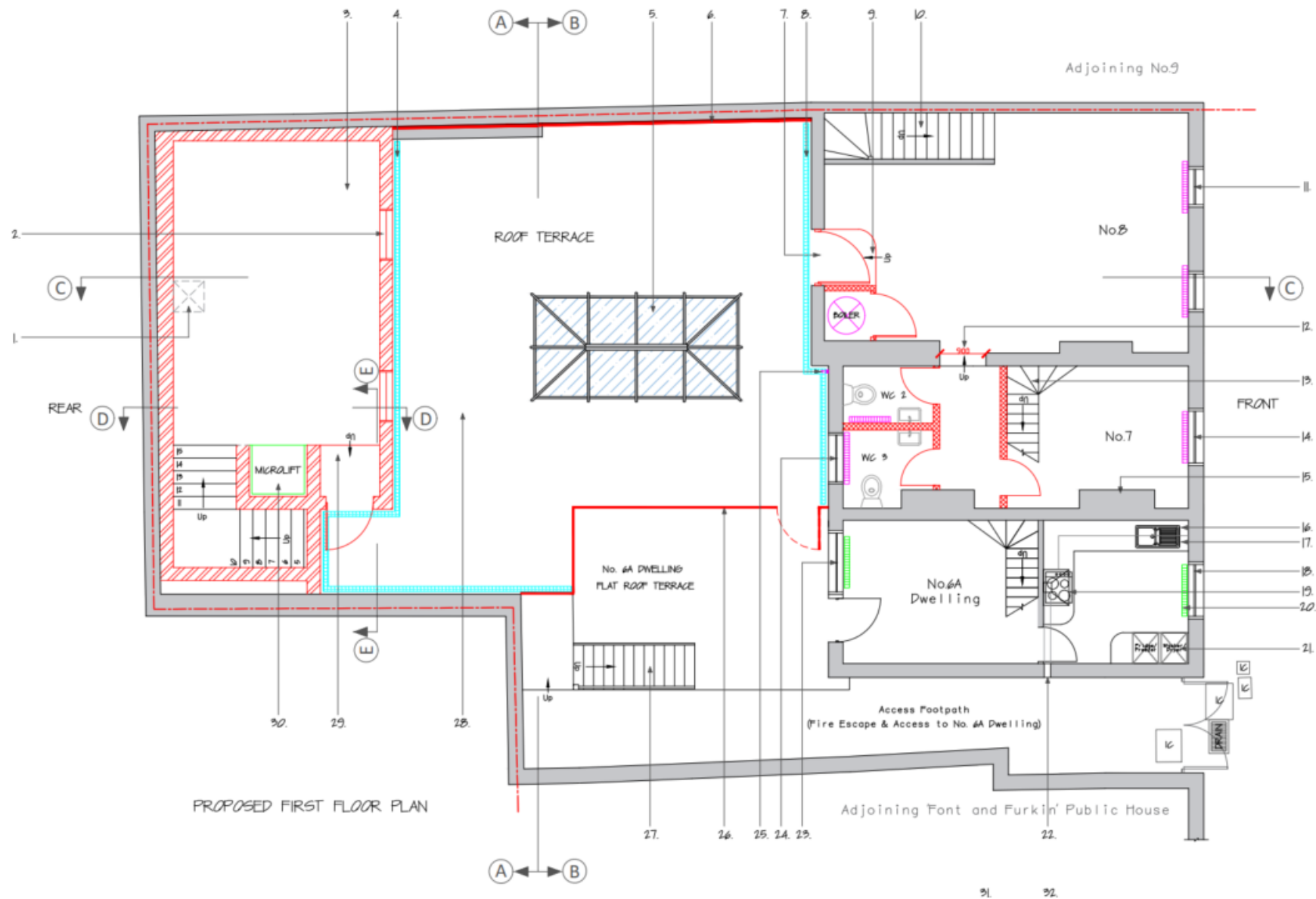


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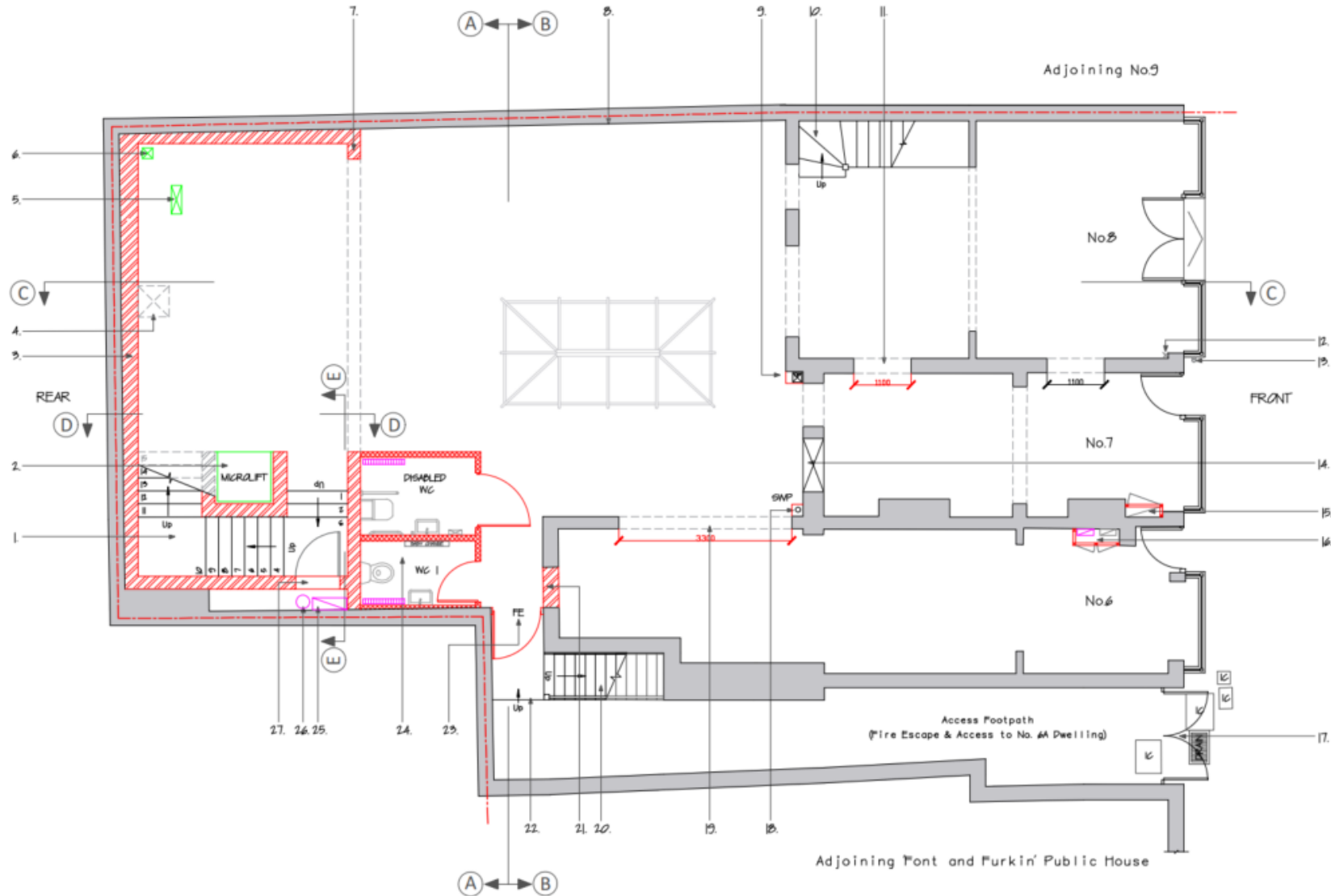
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