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CAFÉ
UPSTAIRS

3 Meeting House Lane, The Lanes, Brighton, BN1 1HB

TO LET: PRIME DOUBLE FRONTED UNIT, CENTRAL LANES LOCATION

Secret Room
Witches Kitchen

LOCATION



Situated in the centre of the famous Brighton Lanes pedestrianised area, adjacent to the Bath Arms and a short walking distance to Brighton Square, Prince Albert Street and Market Street. The Lanes is renowned for its mix of individual retail businesses, including many types of jewellery outlets, gift shops, specialist fashion plus a range of popular bars, restaurants and cafes. The area is particularly busy during the summer months, attracting a high volume of tourist trade.

Description

Double fronted retail unit located in the heart of the popular Lanes pedestrian retail area. The premises is formed over 2 floors and is suited to a variety of A1 (shop) users. Having formerly traded as the well-known 'Choccywoccydoodah', this City Centre retail unit is now available in the open market.

Key Features

- Busy Pedestrian Thoroughfare
- Outside Terrace Area
- Popular Lanes location
- RENT REDUCED

Accommodation

A prominent two-storey retail unit, well-presented throughout, comprising the following;

- Gross frontage 30'
- Internal width 31'65 (max)
- Total depth 16.52 (max)
- Total accommodation 1,920 sq ft (178.4 sq m)

Ground Floor trading area (493 sq ft) - Configured as open plan with counter server to the side with central ornate timber staircase providing access to the first floor. Timber flooring is throughout with large glass window display frontage and spot lighting. To the rear of the accommodation are separate male/female w/c facilities and storage area. Rear access is also provided to a small enclosed

courtyard.

First Floor trading area (1,227 sq ft) - Arranged in part as an open plan cafe area, however, further trading space can also be found at first floor level and to the rear is an enclosed office area. Access is provided to an outside terrace.

Lease

A new lease for a term to be agreed.

Commencing Rent - £42,500 per annum exclusive.

Rent Review

By way of negotiation.

Repairing Liability

Full Repairing & Insuring Lease.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop & Premises
- Rateable Value: £47,250
- Rates Payable: £23,199
- Valid from: April 2019 (current)

VAT



The property is elected for VAT and therefore VAT will be payable on the terms quoted.

Legal Fees

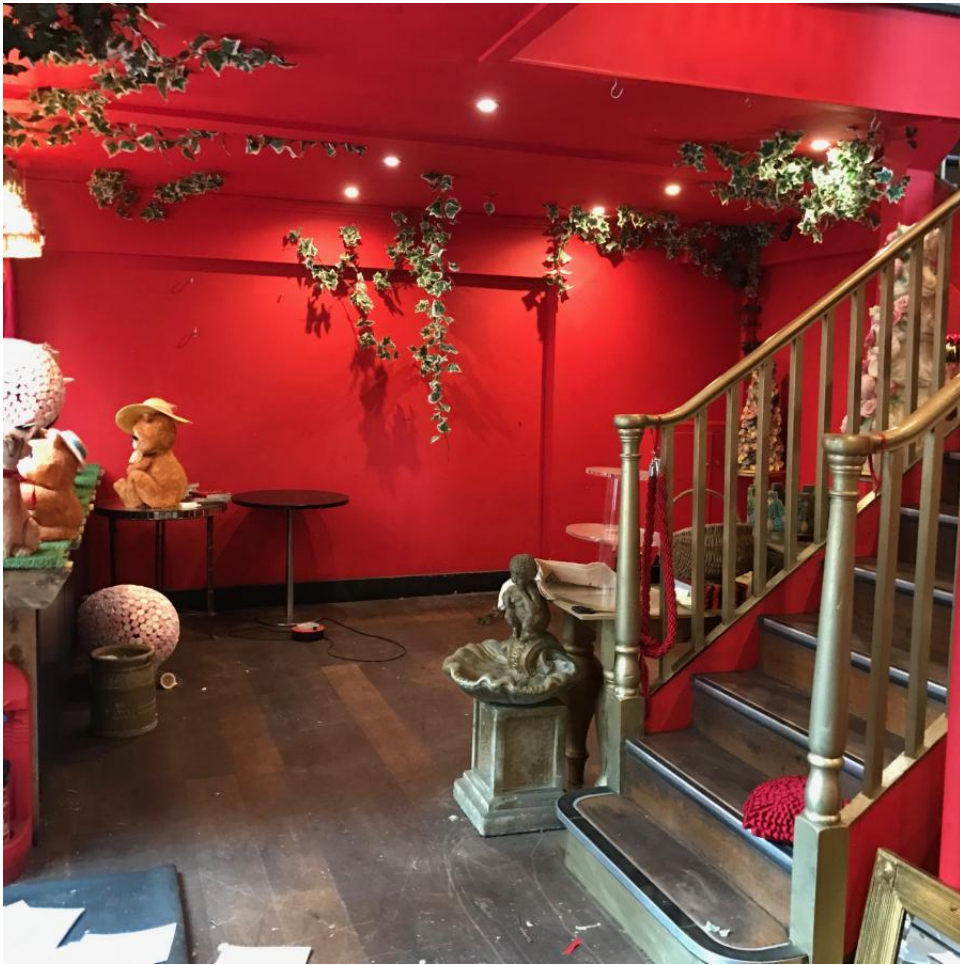
Ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in this transaction.

Viewing Arrangements

Strictly via prior appointment through Agents Graves Jenkins.











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