

THE LANES RESTAURANT PREMISES

LEASE
FOR SALE



41 MEETING HOUSE LANE

BRIGHTON BN1 1HB



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Location

Situated in the heart of Brighton's historic Lanes, close to the Royal Pavilion and prime shopping thoroughfares of East Street, North Street and Churchill Square. The New Hannington Lane retail development is also close by and the Lanes trade well both day and night with high pedestrian flow from local residents, tourists and business.

Accommodation

Large restaurant premises over lower ground, ground, first and second floors. The previous tenant has recently refurbished the accommodation to a high standard and the space lends itself to a number of A3 users. Configured as open plan over all floors with timber flooring throughout, spot lighting, commercial kitchen, WC facilities and large double glass frontage. The commercial kitchen is on the first floor with stainless steel worktops, fridge/freezers, commercial stainless steel wash basin and other commercial cooking equipment (a full inventory is available on request). Please note, the property has no commercial extraction.

Lower ground floor	275 ft ²	25.5 m ²
Ground floor	918 ft ²	85.3 m ²
First floor	691 ft ²	64.2 m ²
Second floor	488 ft ²	46.3 m ²
Total Floor Area	2,372 ft²	220.4 m²

services not tested
all measurements are approximate

Terms

The premises are held on a full repairing and insuring lease for a term of 10 years from July 2019 at a passing rent of **£35,000 per annum**, exclusive with upwards only rent reviews every 5th anniversary. The premises may be elected for VAT and therefore VAT may be payable on the terms quoted.

Premium

Offers are invited on a guide premium of £30,000 for the leasehold interest, restaurant goodwill, licenses and full inventory.

Rateable Value £33,500 **EPC** applied for

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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