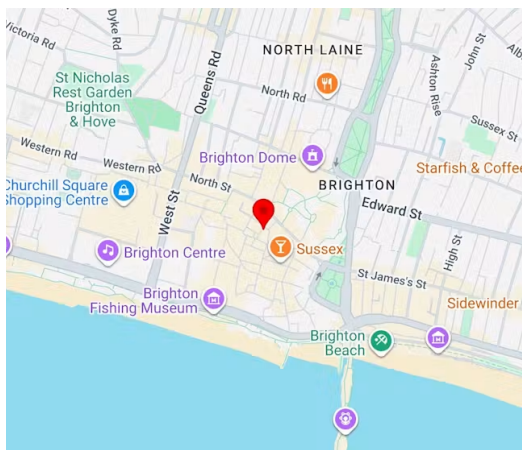


5

5 Hanningtons Lane, Brighton, BN1 1GS

Retail To Let | £40,000 per annum Exclusive of rates, VAT and all other outgoings. | 845 sq ft

RETAIL UNIT AVAILABLE IN SUPERB BRIGHTON LANES LOCATION



Description

Forming part of the recently developed Hannington Lane complex the property provides an impressive open plan retail unit arranged at ground floor level with a WC to the rear. The property is in good order with a feature ceiling, air conditioning & vinyl wood effect flooring.

Location

Located within Brighton’s famous Lanes, the property enjoys a superb trading position with consistently strong pedestrian flow. The area is widely recognised as a vibrant retail and leisure hub, attracting a diverse mix of visitors throughout the day & night, from local shoppers to tourists drawn to its distinctive mix of independent boutiques, specialist stores, and characterful cafés.

The unit is also just a short distance from Brighton’s iconic seafront, a wide selection of well-regarded restaurants, and excellent transport connections. Notable nearby occupiers include Permit Room by Dishoom, Burger & Lobster, Hotel Chocolat, Lululemon, and The White Company.



Summary

- Rent: £40,000 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: £7,992 per annum based on the 2026 valuation.
- Rateable value: £18,500
- Service charge: A service charge is payable based on a fair proportion of the building.
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (30)
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



Energy performance certificate (EPC)

5 Hanningtons Lane BRIGHTON BN1 1GS		Energy rating B	Valid until: 23 July 2029
			Certificate number: 0230-3905-0311-0430-0010
Property type		A1/A2 Retail and Financial/Professional services	
Total floor area		85 square metres	

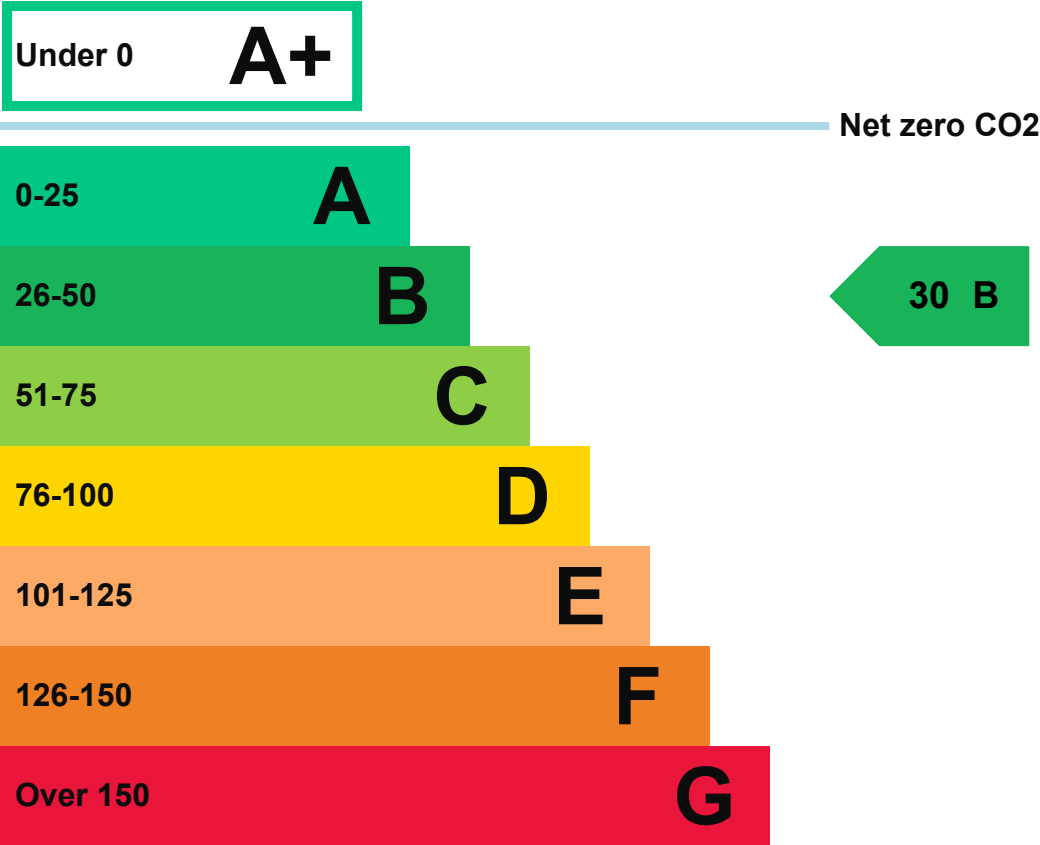
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	85 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning

Assessment level	4
Building emission rate (kgCO₂/m² per year)	45.82
Primary energy use (kWh/m² per year)	271

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9301-4033-0011-0000-4521\)](/energy-certificate/9301-4033-0011-0000-4521).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ian Michael Pratt
Telephone	01273 778676
Email	ian.p@freemanbeesley.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA015425
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Freeman Beesley Ltd
Employer address	125 Queens Road
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 July 2019
Date of certificate	24 July 2019

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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5 Hannington Lane

Approximately 871 ft² total

