



Chandos
House

RIDDLE & TINKS

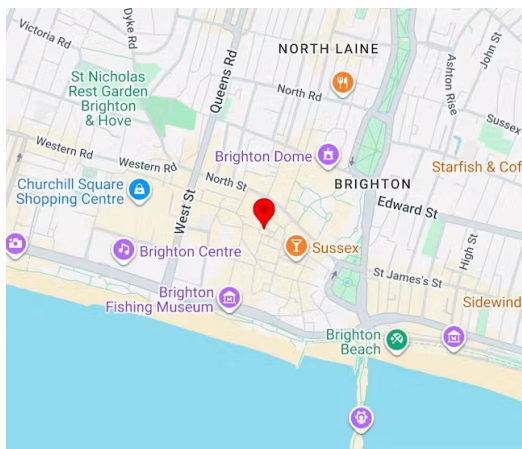
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17GRA

12C Meeting House Lane, Brighton, BN1 1HB

Retail To Let | £27,000 per annum Exclusive of rates, VAT and all other
outgoings. | 485 sq ft

RETAIL UNIT AVAILABLE TO LET IN DESIRABLE HIGH FOOTFALL BRIGHTON LANES LOCATION



Description

Comprising a ground floor retail unit that is predominately open plan that is currently in good order with a black tiled floor, security shutters & WC to the rear.

Location

Located within Brighton's renowned Lanes, the property enjoys a prime 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, 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, Lululemon, and The White Company.

Accommodation

Name	sq ft	sq m
Ground	485	45.06
Total	485	45.06

Terms

Available on a new effective FRI lease by way of service charge on terms to be agreed, minimum term certain of 5 years.

Summary

- Rent: £27,000 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: £8,640 per annum based on the 2026 valuation.
- Rateable value: £20,000
- 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: C (54)
- Lease: New Lease
- Terms: 5 years

Further information

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

Contact & Viewings



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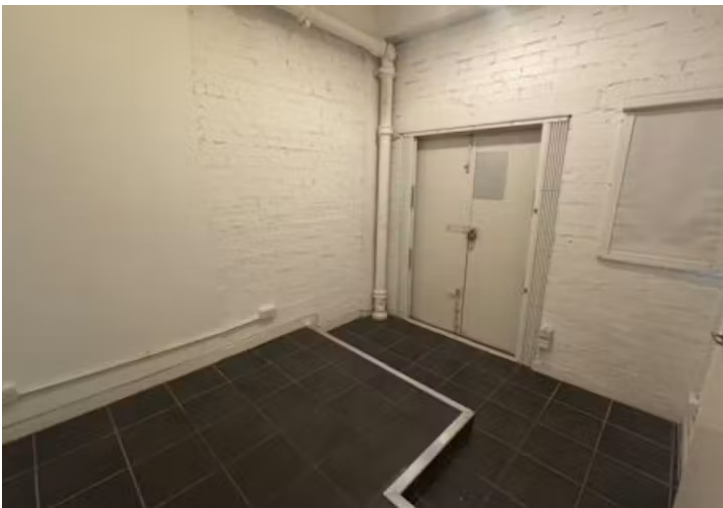


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Energy performance certificate (EPC)

12C MEETING HOUSE LANE BRIGHTON BN1 1HB	Energy rating C	Valid until: 13 May 2031
		Certificate number: 8248-1550- 1685-0866- 6366

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	49 square metres

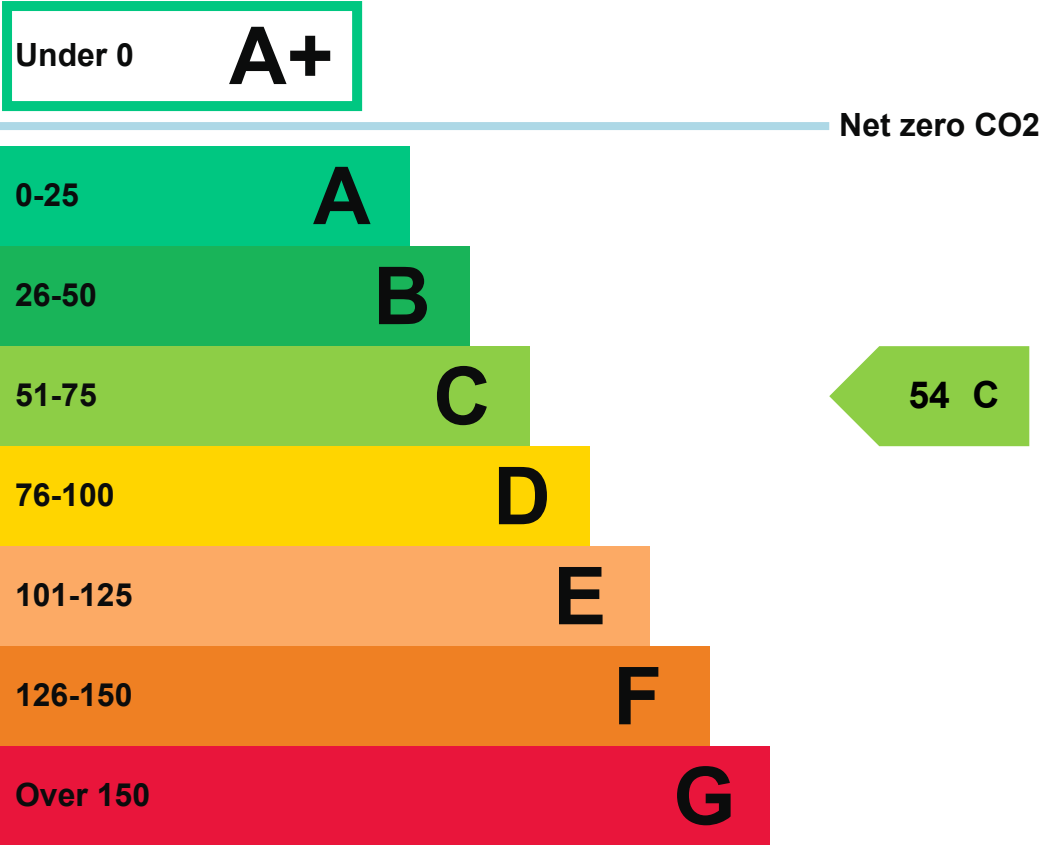
Rules on letting this property

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 C.



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	30 B
If typical of the existing stock	89 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	73.96
Primary energy use (kWh/m² per year)	437

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6903-6469-0183-8569-1222\)](/energy-certificate/6903-6469-0183-8569-1222).

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	Chris Proctor
Telephone	0800 170 1201
Email	admin@easyepc.org

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/010486
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 May 2021
Date of certificate	14 May 2021

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.



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