

lot 20

12 Meeting House Lane Brighton, East Sussex BN1 1HB

Rent
£52,500
per annum
exclusive

Freehold Retail and Residential
Investment

- Fashionable city centre location within the popular pedestrianised 'Lanes' retail area
- Planning permission granted for conversion and extension of 5 residential flats and an additional retail unit

- Nearby occupiers include City News, Kellerwood Jewellers, Pavillion Diamonds Jewellers, Pavillion Diamonds Jewellers and a number of other boutique retailers



On behalf of
**R Stokely and
R Haines as Joint
LPA Receivers**

**Edward
Symmons**

Location

Miles: 23 miles south of Crawley
53 miles south of London
Roads: B2066, A23, A2010, A259
Rail: Brighton Railway Station (55 minutes to London Victoria)
Air: London Gatwick (22 miles)

Further details can be accessed from the planning section of the Brighton Hove website www.brighton-hove.gov.uk (Application No. BH201/00652 and BH201/00635).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will only be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.

Note

This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receiver is not bound to accept the highest or any offer and are acting without personal liability.

Situation

The property is situated in a prominent corner location on the western side of the pedestrianised Meeting House Lane, within the popular 'Lanes' retail area in Brighton city centre. Nearby occupiers include City News, Kellerwood Jewellers, Pavillion Diamonds Jewellers and a number of other boutique retailers.

Description

The property, a Grade II Listed building comprises a retail unit over ground and basement with one self-contained residential unit over three upper floors. Planning permission has been granted for the conversion and extension of the existing first, second and third floor residential unit to form five flats, and to extend the current retail unit or create an additional retail unit at ground floor level.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Storage	102.84 sq m	(1,107 sq ft)	INDIVIDUALS (t/a Brighton Lanes Antique Centre Limited) (1)	10 years from 11/02/2002 on a full repairing and insuring lease (2)	£52,500
First	Residential	Not Measured		VACANT POSSESSION		
Second	Residential	Not Measured		VACANT POSSESSION		
Third	Residential	Not Measured		VACANT POSSESSION		
Totals		102.84 sq m	(1,107 sq ft)			£52,500

(1) Brighton Lanes Antique Centre specialises in all types of fine antique furniture, jewellery, silverware and most other collectable household items. (Source: www.brightonlanesantiques.co.uk 05/03/2012)

(2) Please note the tenant is holding over.

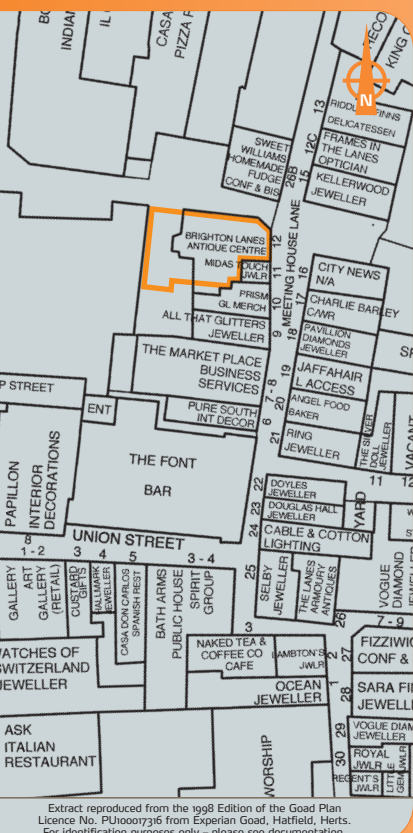
For further details please contact:

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