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Brighton
Shop Eat Drink

ANTIQUE
DIAMOND
Specialists
FETHERAY
ANTIQUE JEWELLERY

Jewellery & Diamonds

FOR SALE

GRADE II LISTED BUILDING IN THE HEART OF THE LANES FOR REFURBISHMENT
CLASS E – 1,386 SQ FT (128.76 SQ M)

45-46 Meeting House Lane, Brighton, East Sussex, BN1 1HB

DESCRIPTION

The property presents a rare opportunity to acquire an opportunity for owner occupier and investors alike to refurbish a landmark building within The Lanes.

The building offers purchasers the chance to undertake a programme of refurbishment and repositioning to unlock significant value. Subject to the necessary consents, opportunities may exist to enhance the retail accommodation, create destination leisure or hospitality uses, upgrade upper floor accommodation, or deliver a mixed-use scheme suited to the Brighton market.

With a limited supply of redevelopment opportunities available within The Lanes, 45-46 Meeting House Lane represents an increasingly scarce opportunity within the Lanes.

LOCATION

The Grade II listed building occupies a busy position within The Lanes, Brighton's historic retail quarter. The area is renowned for its unique mix of independent boutiques, jewellery retailers, restaurants, galleries, cafés and specialist occupiers, attracting both local residents and millions of visitors each year.

Nearby occupiers include a wide range retail & restaurants, with the area benefitting from strong footfall throughout the day and evening economy. The location sits between Brighton Seafront and the city's core shopping district, providing excellent connectivity and exceptional visibility within one of Brighton's most desirable commercial destinations.

ACCOMMODATION

THE PREMISES HAVE THE FOLLOWING APPROXIMATE AREAS

	SQ FT	SQ M
Ground Floor	391	36.32
Kitchen	84	7.8
First Floor	382	35.49
2nd Floor	330	30.66
3rd Floor	199	18.49
TOTAL	1,386	128.76

OPPORTUNITY

A rare opportunity to acquire a freehold refurbishment opportunity of this Grade II listed building in the heart of Brighton's famous Lanes.

Over four floors there is potential for a number of different uses subject to local authority consents.

Structural survey available on request.

PLANNING

Listed building consent for external alterations to shop front BH2021/04405

THE PLANS PROVIDED ARE FOR IDENTIFICATION PURPOSES ONLY

PRICE

Offers in excess of £350,000.

RATES

The current 2026 Rateable Value of the property is £38.750.

VAT

To be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC



Viewing days

Monday 21st September 11:00 – 12:00

Monday 28th September 11:00 – 12:00

VIEWINGS – 01273 876 200

Richard Pyne

t: 01273 876 213

e: rpyne@shw.co.uk



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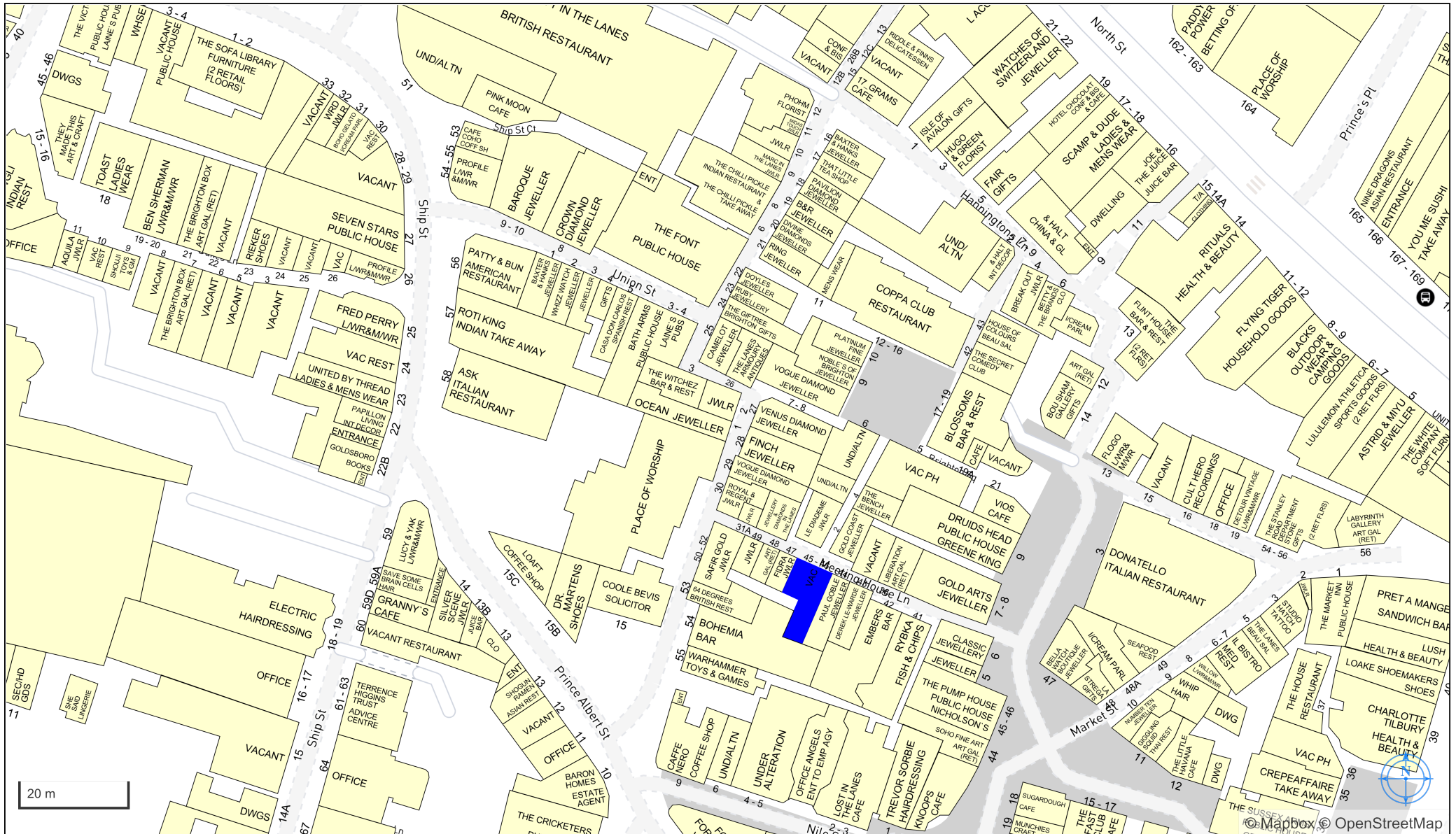


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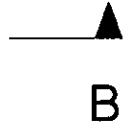
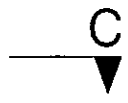
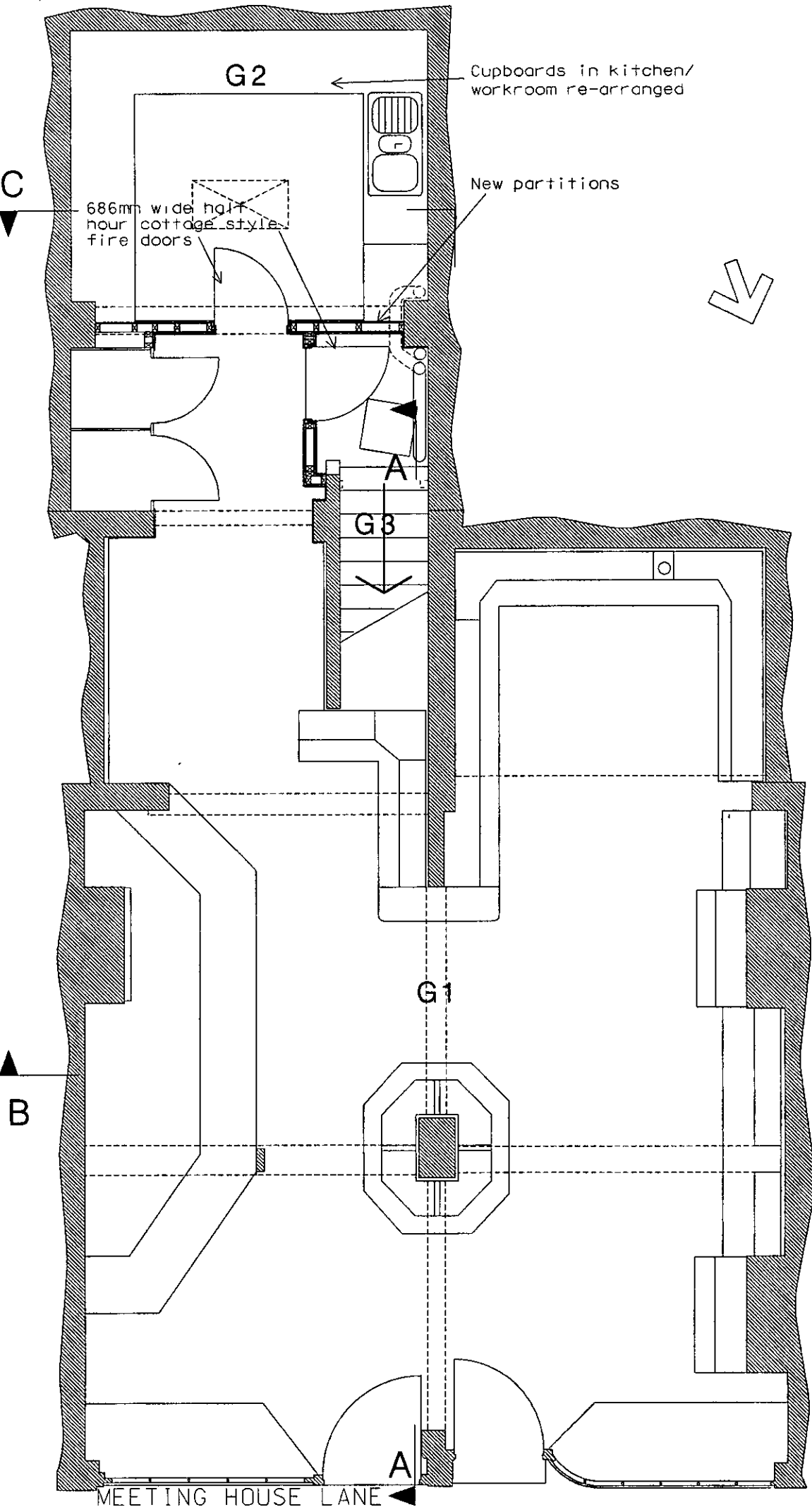
JOB TITLE
**45-46, MEETING HOUSE
LANE, BRIGHTON, BN1 1HB**

DRAWING TITLE
**GROUND FLOOR PLAN
WITH ALTERATIONS**

SCALE	1:50
DATE	20/7/10
NUMBER	456MHL020
AMENDMENT	B

REVISIONS
A: 7/12/10: notes added
B: 11/1/11: scale bar and section
lines added

NOTES
L2 Fire alarm system to be
installed throughout
Mist type sprinkler system to be
installed in ground floor shop
premises.



0 / FEB 2011

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JOB TITLE
45-46, MEETING HOUSE
LANE, BRIGHTON, BN1 1HB

DRAWING TITLE
FIRST FLOOR PLAN
WITH ALTERATIONS

SCALE	1:50
DATE	20/7/10
NUMBER	456MHL021
AMENDMENT	C

REVISIONS
A. 7/12/10. notes added
B. 11/1/11. scale bar and section lines added
C. 29/1/11. rear window retained

NOTES
L2 Fire alarm system and emergency lighting to be installed throughout.

Fireline board and skim over existing textured surface in F1 and F2

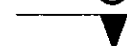
Ceiling to F4 renewed with two layers of Fireline board and skim

Fireline board and skim over existing plasterboard in F3

C



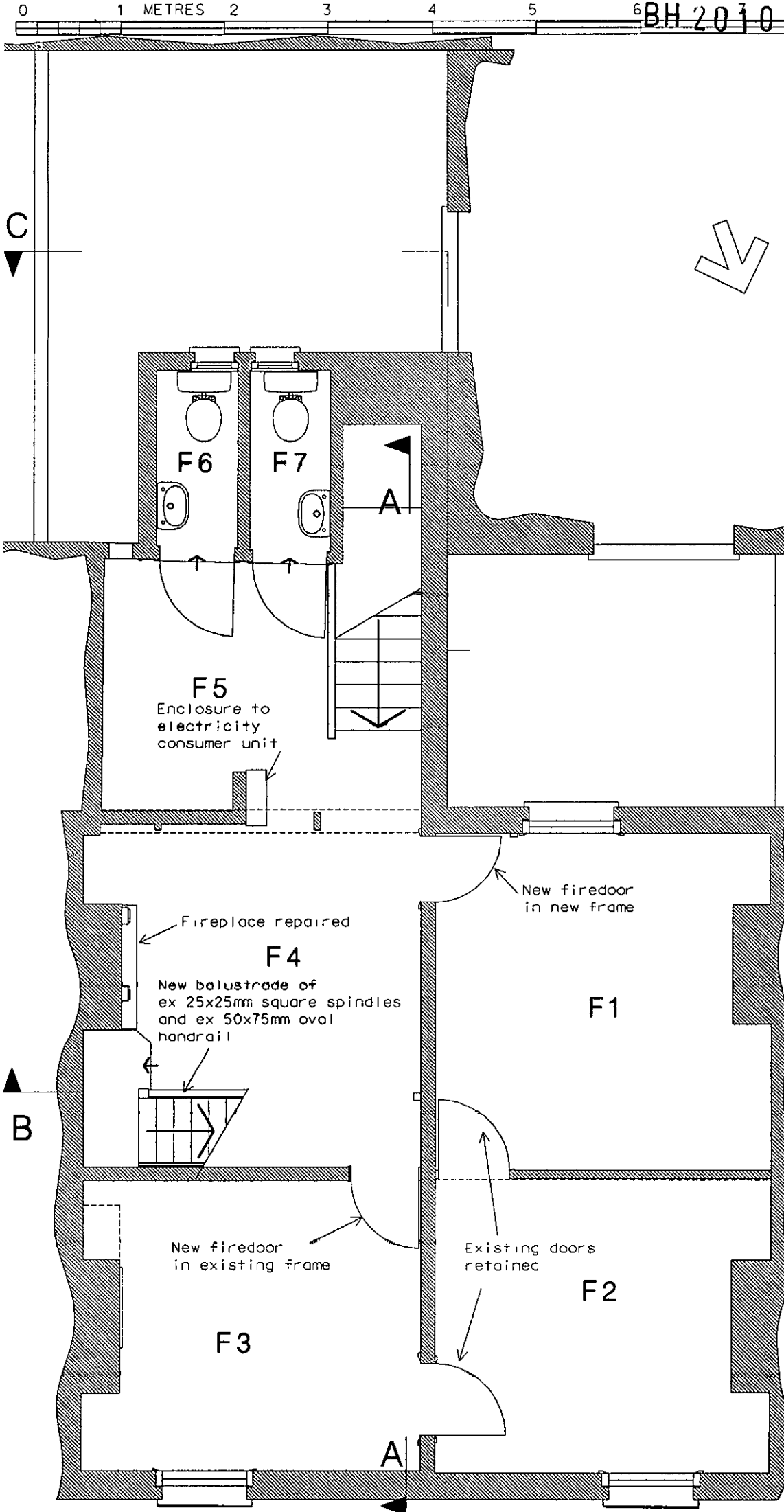
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B



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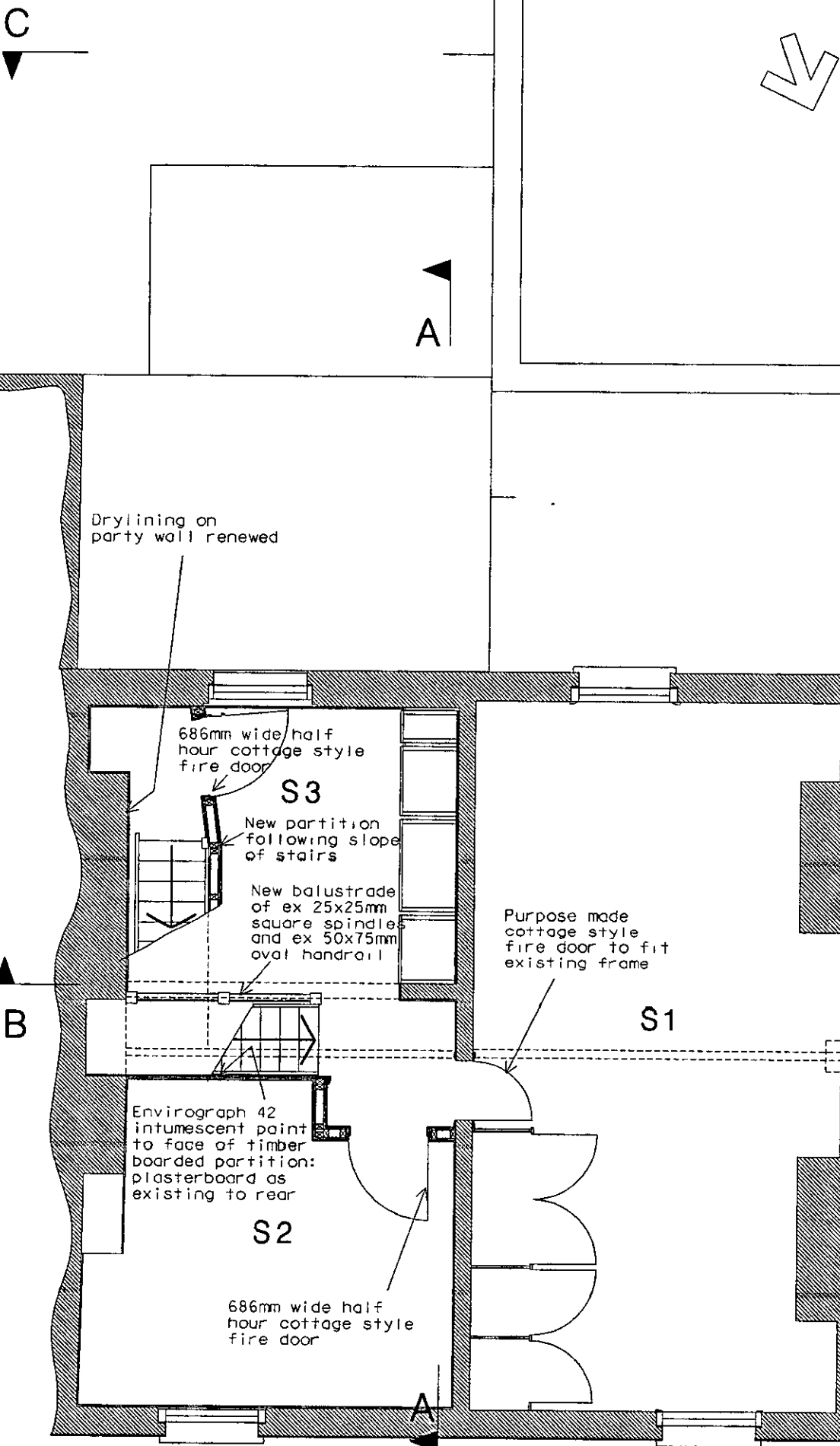
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JOB TITLE
**45-46, MEETING HOUSE
 LANE, BRIGHTON, BN1 1HB**

DRAWING TITLE
**SECOND FLOOR PLAN
 WITH ALTERATIONS**

SCALE	1:50
DATE	20/7/10
NUMBER	456MHL022
AMENDMENT	C

REVISIONS
 A: 13/9/10: floor hatch omitted
 B: 8/12/10 additional notes
 C: 11/1/11: scale bar and section
 lines added



C

NOTES
 L2 Fire alarm system and
 emergency lighting to be
 installed throughout.

Ceiling to S3 renewed with
 plasterboard and skim, all floors
 over to be fireproofed with
 100mm Rockwool Flexi on
 chicken wire between joists.

B

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JOB TITLE
45-46, MEETING HOUSE
LANE, BRIGHTON, BN1 1HB

DRAWING TITLE
THIRD FLOOR PLAN
WITH ALTERATIONS

SCALE 1:50

DATE 20/7/10

NUMBER 456MHL023

AMENDMENT B

REVISIONS
A. 13/9/10 floor hatch blocked up
B. 11/11: scale bar and section
lines added

