

9-12 MIDDLE STREET - BRIGHTON
HIGHLY SOUGHT AFTER - LATE LICENSED PREMISES
4,614 SQ FT (430 SQ M)

SHW

**MAKING
PROPERTY
WORK**

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Description

The premises forms part of a highly desirable new office building in the centre of Brighton. Briefly comprising ground floor and basement accessed via a staircase on the ground floor. The premises benefits from an impressive fully glazed frontage onto Middle Street. The space is in shell and core condition, ready for an ingoing tenant fit-out.



Train services to London every 15 minutes.



Student population of 32,000



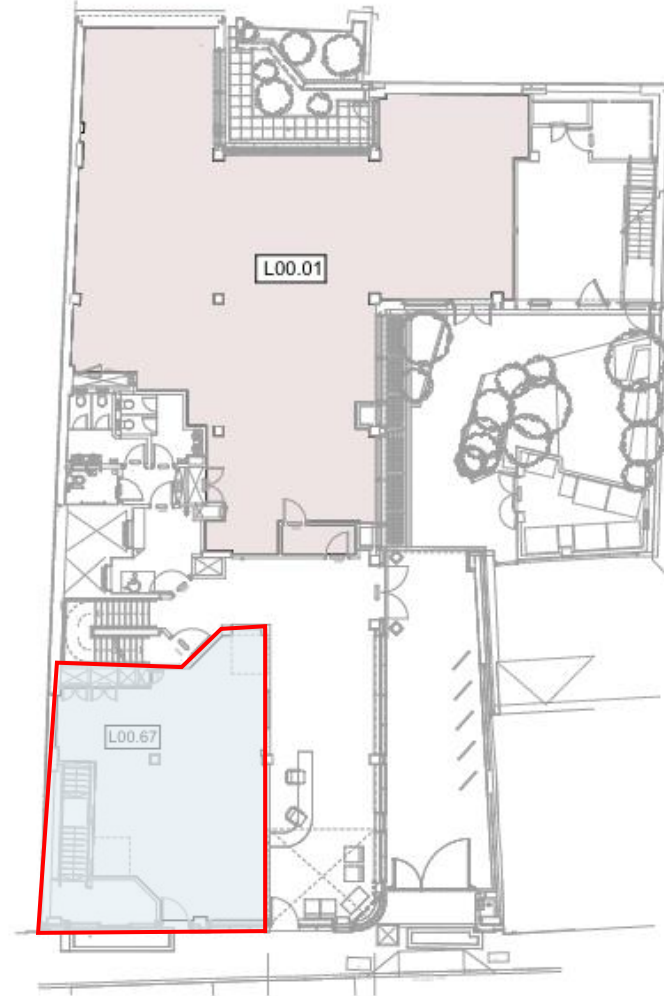
Brighton receives 9.5 m day visitors each year

Location

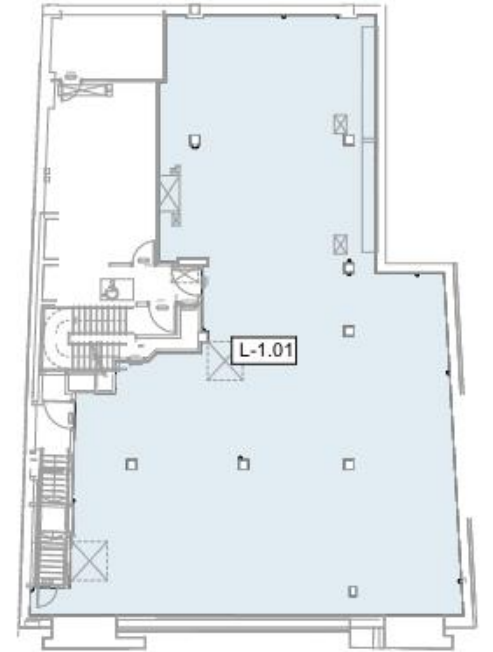
Middle Street is located within the Lanes, to the south of the City centre. The area has several licensed drinking establishments nearby including the Twisted Lime, Bootlegger, Casablanca Club, The Hop Poles and The Burnt Orange restaurant and bar.

Just off Brighton's seafront and runs parallel with West Street and Ship Street, in the heart of the popular Lanes. It is a 10-minute walk from Brighton mainline Railway Station. Brighton Station provides access to Gatwick in 24 minutes and London Victoria in 56 minutes.

There is a large student population of 32,000 with several large campuses in the area, all with regular transport links into the city.



Ground floor plan - level - L-00



Basement floor plan - level - L-01

Late License

The property also benefits from a late license, which is highly sought-after in Brighton and rarely available on the open market. License details can be found on the Brighton and Hove License register here: [1445/3/2019/02778/LAPRET | Brighton & Hove Licensing register \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/1445/3/2019/02778/LAPRET)

Late Night Refreshment

Times:

23:00:00 - 02:00:00 Monday

23:00:00 - 02:00:00 Tuesday

23:00:00 - 02:00:00 Wednesday

23:00:00 - 02:00:00 Thursday

23:00:00 - 03:00:00 Friday

23:00:00 - 03:00:00 Saturday

23:00:00 - 02:00:00 Sunday

Accommodation

| | SQ FT | SQ M |
|--------------|--------------|------------|
| Ground floor | 1,170 | 110 |
| Basement | 3,444 | 320 |
| TOTAL | 4,614 | 430 |

Quoting Terms

TENURE

A new effective full repairing and insuring lease by way of service charge.

RENT

POA

RATES

To be assessed.

VAT

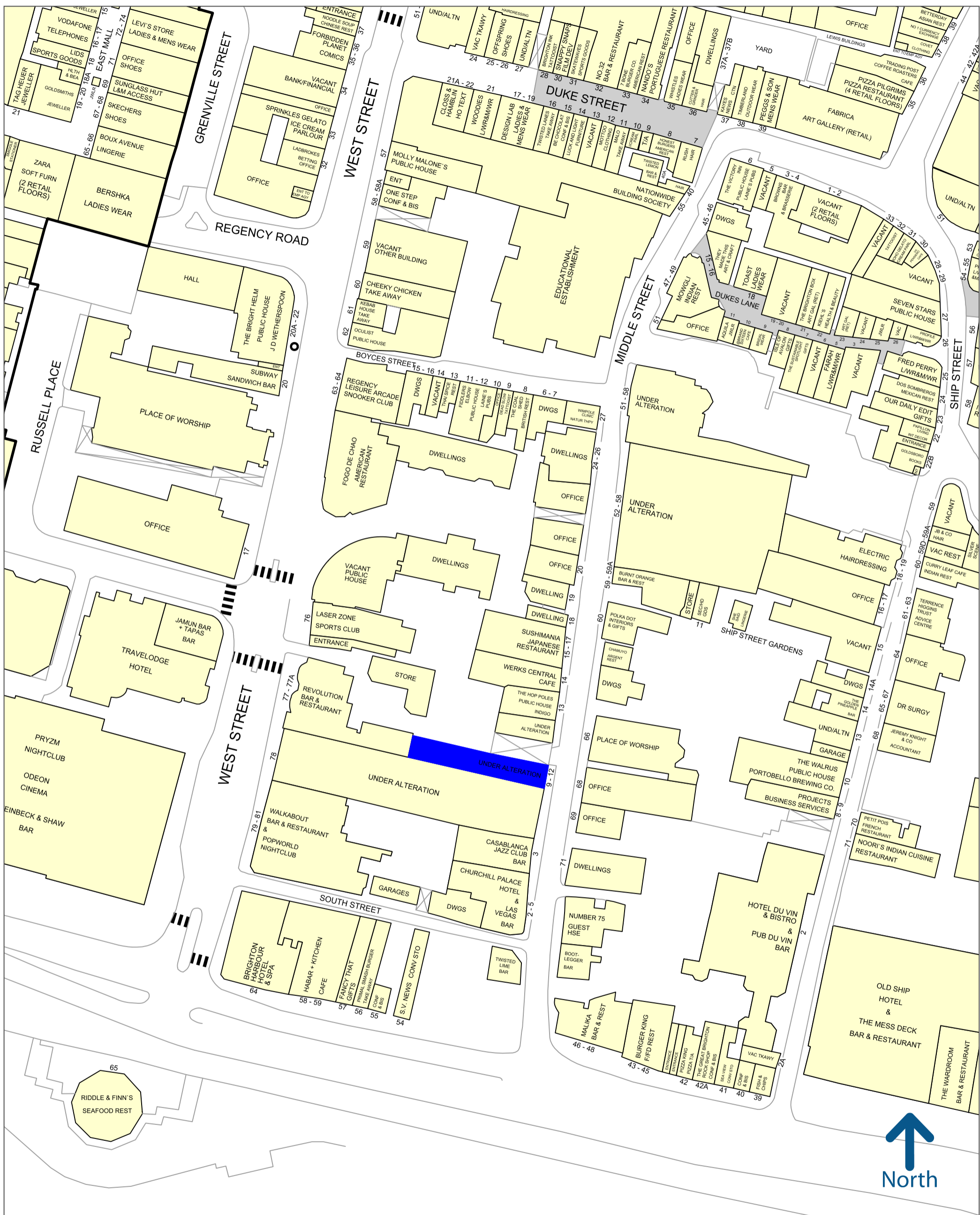
VAT will be chargeable on the terms quoted.

EPC

To be assessed.

LEGAL COSTS

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



50 metres

Experian Goad Plan Created: 05/09/2024
Created By: Stiles Harold Williams



CONTACT



Alex Denning

01273 876218

07943 524921

adenning@shw.co.uk



Richard Pyne

01273 876213

07901 821843

rpyne@shw.co.uk

Nick Mager

020 8732 3721

nmager@morganman.com