



5 Hanningtons Lane

Brighton, BN1 1GS

TO LET - Prime City Centre
Class E Unit
Rental £40,000 PAX

845 sq ft
(78.50 sq m)

- New Lease
- Available December 2026
- Excellent Condition

5 Hanningtons Lane, Brighton, BN1 1GS

Summary

Available Size	845 sq ft
Rent	£3,333.33 per month
Rates Payable	£9,231.50 per annum
Rateable Value	£18,500
Service Charge	Service Charge TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (30)

Description

Very well presented open plan Class E Retail unit suitable for vairous uses (STPC) excellent frontage / window display area, air-conditioning, rear stock area & W.C.

Location

Located within the famous Hanningtons Lane in central Brighton, the area is host to a variety of occupiers including restaurants, coffee shops and retailers.

Accommodation

The accommodation comprises the following areas:

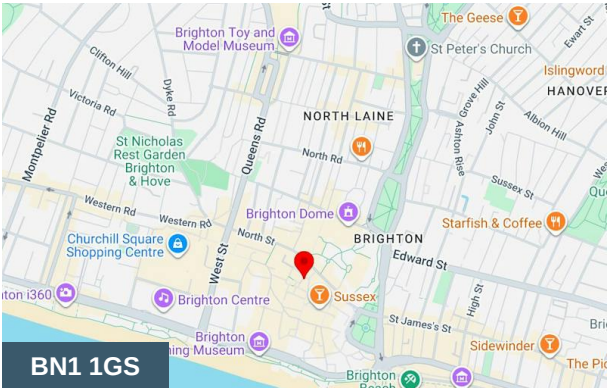
Name	sq ft	sq m
Ground	845	78.50
Total	845	78.50

Viewings

Viewings can be arranged via Landlords Sole Agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed, asking rental £40,000 PAX +VAT



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

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**

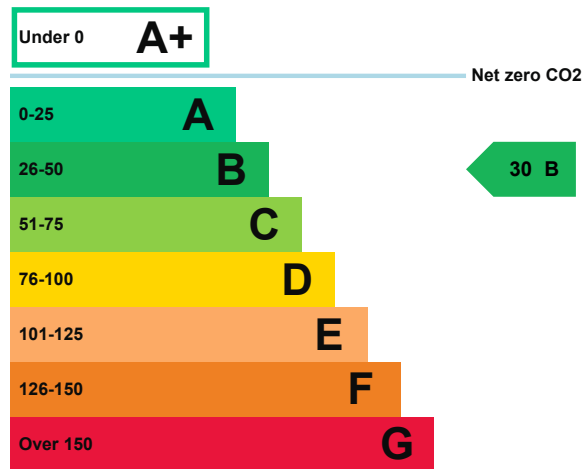
Total floor area **85 square metres**

Rules on letting this property

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

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 (kgCO ₂ /m ² per year)	45.82
Primary energy use (kWh/m ² per year)	271

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

Legend

	GIA 78.53 Sq M / 845.3 Sq Ft
	NIA 75.92 Sq M / 817.2 Sq Ft

IPMS 2 80.42 Sq M / 865.6 Sq Ft

Notes

This building survey was captured with BLK360 digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture.

Date	Description	Rev.
16/04/2025	For Information	0

Capture Date 28/02/2025	Production Date 14/04/2025
Captured by Ajith George	Produced by Reitumetse Chalitse
Occupancy Occupied	Checked By Layola Mbula
Stak ID 67bf10f345322f00016b3ab6	Laser Scan Points

Building

Address
5 Hanningtons Lane, Brighton and Hove

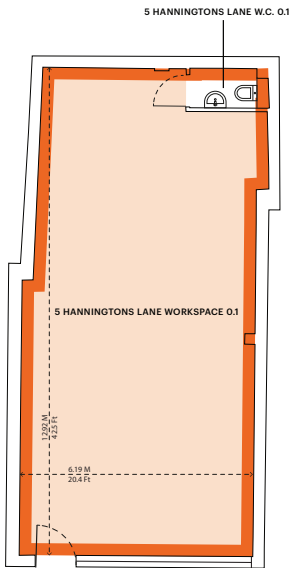
Postcode	City	Floor	Rev.
BN1 1GS	Brighton	0	0

Title
Gross Internal Area - Ground Floor



Digital Reality Corp Ltd t/a Stak
48 Warwick Street, London, England, W1B 5AW

Stak Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors "RICS Code of measuring Practice, 6th edition, May 2015" and the IPMS "International Property Measurement Standards: All Buildings".



— Ground Floor

Orientation



Scale



Additional Notes

Additional notes not applicable.