



NEWLANDS

PROPERTY

Stickland Wright Architects
4 Gloucester Passage
Brighton
BN1 4AS

4th August 2022

Dear Ms Champ,

RE: 21 Middle Street, Brighton, BN1 1AL – Commercial Agents Marketing Campaign

Further to our recent correspondence, it is our understanding that Moretons Investments Ltd (Moretons) are seeking to change the commercial premises at the above address to one with residential use.

We were appointed by Moretons to seek a new commercial tenant for the property, on hearing that the previous tenant Eneco, had decided against renewing their lease.

On the taking of initial instructions from Moretons in early March 2022 to market the above property with the benefit of the new Class E planning use, we have conducted just two viewings of the property. Both parties have said the premises are not suitable for their requirements.

The property has been advertised on our website – www.newlandsproperty.com, Zoopla & RightMove Commercial as well as primelocation, LinkedIn and social media. We have also since the commencement of marketing had a visible 4x3 board reading 'TO LET' and marketing details have been issued to those registered on our extensive database. Screenshots and copy of our particulars are included for you.

With the property not having any passing trade or high street presence the type of user is limited. Office users have always been hesitant to take ground floor accommodation, as the space becomes very visible and can be target for theft. Retailers require high footfall, which as previously mentioned, this location does not offer this.

It is also very abundant that following on from Covid the office market is still struggling to recover to the pre-pandemic levels. Companies are choosing super flexible easy plug in/out co-working spaces, with no long tie-in leases, this means that should lockdowns return they will not be paying rent /rates on space they cannot use. Traditional Landlord's, as is the case here, just cannot compete with this flexibility as operating this way is too management intensive.

We do not see the desire to take the space changing unfortunately. Although refurbished throughout and easy for tenant fit-out, with the ability to have car parking too, we believe that market forces will have a negative impact.

In our opinion, it is only sensible that our client looks to seek alternate uses for the property, otherwise they will be left with a vacant property which will not be income producing for a considerable period. The addition of new residential accommodation in a central area, will only be of benefit to an increasingly positive residential market.

If you would like to discuss further, please feel free to give me a call.

Yours sincerely

Richard Lowrey
Managing Director
Newlands Property



Newlands Commercial Limited Company Number 13974123
Clarence House, 30-31 North Street, Brighton, BN1 1EB

See similar properties →



21 Middle Street, Brighton, BN1 1AL [See map](#)



£2,500 pcm £30,000 pa

£26.81 per sq. ft.

Business rates & charges may apply

SIZE AVAILABLE
1,119 sq. ft.
(104 sq. m.)

SECTOR
Office to lease

MARKETED BY

Newlands Property,
Newlands Commercial
Limited



Clarence House, North Street
BN1 1EB

More properties from Newlands
Property: Newlands Commercial L.

Call: 01273 839266

[Request details](#)

Lease details

Lease type: Long term

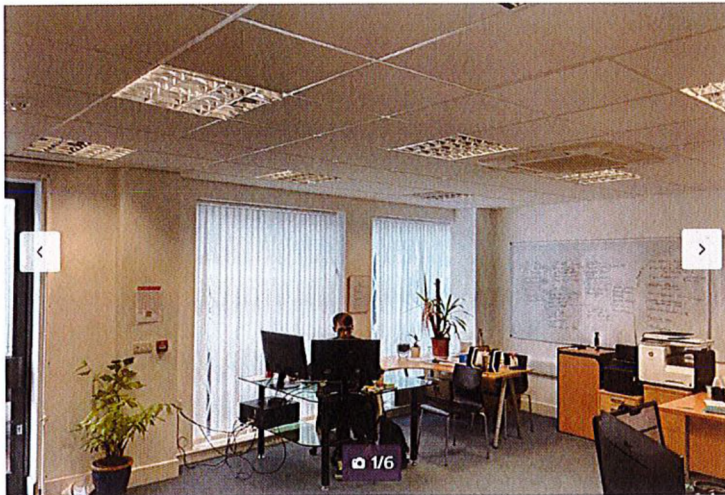
No floor/site plan



+2

[Spotted an error with this listing?](#)

← [See similar properties](#)



Newlands Property

[View agent properties](#) →



01273 083658

[Email agent](#)

[Share](#)

[Save](#)

From

£30,000 pa

(£26.81/sq. ft. pa)

Office to let

[Middle Street, Brighton BN1](#)

1,119 sq. ft

Newlands Commercial Limited Company Number 13974123
Clarence House, 30-31 North Street, Brighton, BN1 1EB