



46-47 East Street

Brighton, BN1 1HN

A prominent retail unit arranged over ground floor & basement in a prime location close to a variety of high end occupiers.

1,439 sq ft
(133.69 sq m)

- Rent £85,000 PAX
- New Lease/ No premium
- Prime Location

46-47 East Street, Brighton, BN1 1HN

Summary

Available Size	1,439 sq ft
Rent	£85,000.00 per annum exclusive of rates, VAT & All other outgoings
Business Rates	TBA following separation from upper parts
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

An attractive retail unit arranged over ground floor & basement. The unit currently contains upper parts but it is intended that the ground floor & basement will be separated from the upper floors.

Location

Prime retail pitch on East Street in the heart of Brighton city centre with great access to the city's attractions including the seafront, both the North Laine & The lane's as well also only being a short walk from Brighton mainline Railway Station. Other Nearby occupiers include Hugo Boss, French Connection, Hobbs, Cass Art, Plateau, Russell & Bromley & Mac.

Accommodation

The accommodation comprises the following areas:

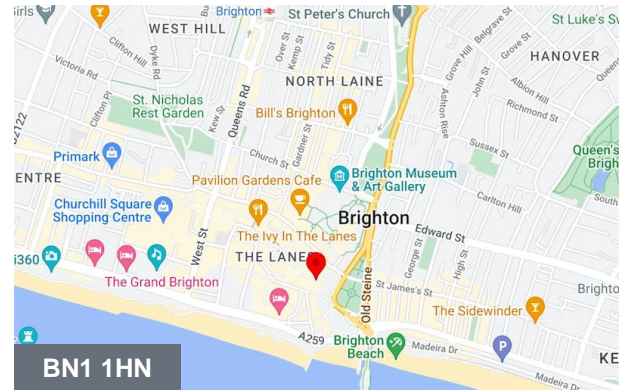
Name	sq ft	sq m
Ground - Ground Floor Retail	704	65.40
Basement - Basement Storage	735	68.28
Total	1,439	133.68

Viewings

Through landlords agents Eightfold Property

Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed and at a rent at £85,000 per annum exclusive of rates, building insurance, service charge & all other outgoings.



Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency



James Hawley

01273 093767 | 07935 901 877

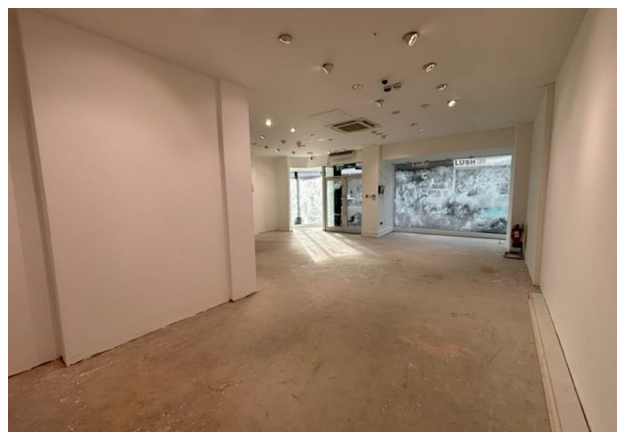
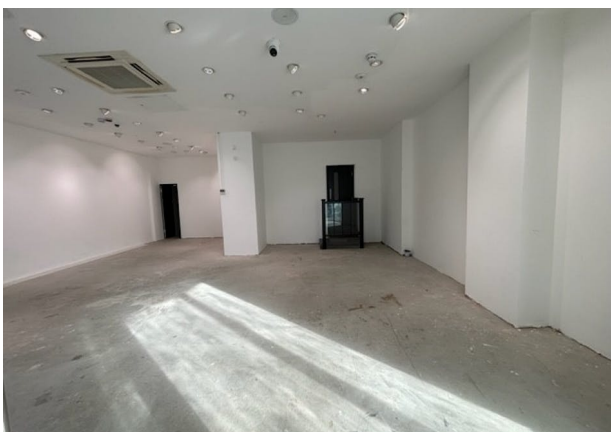
james@eightfold.agency



Jack Bree

01273 109121

jack@eightfold.agency







Energy performance certificate (EPC)

46-47 East Street
BRIGHTON
BN1 1HN

Energy rating

C

Valid until: **14 October 2032**

Certificate number: **9903-0202-2302-6708-2100**

Property type

Retail/Financial and Professional Services

Total floor area

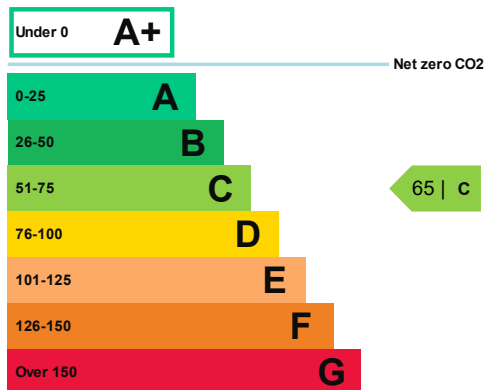
234 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

0 | A

If typical of the existing stock

41 | B

Properties are given a rating from A+ (most

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	22.31
Primary energy use (kWh/m ² per year)	238

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2060-4300-2020-1298-7291\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Rebecca Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	Go Energy Assess
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 October 2022
Date of certificate	15 October 2022

