



13A Upper Hollingdean Road

Brighton, BN1 7GA

**Recently refurbished & well located Fish & Chip shop to let by assignment.**

**252 sq ft**  
(23.41 sq m)

- RENT £10,000 PAX
- PREMIUM £15,000
- 100% SMALL BUSINESS RATE RELIEF DISCOUNT AVAILABLE
- HIGH DENSITY RESIDENTIAL AREA
- WELL FITTED

## Summary

Available Size	252 sq ft
Passing Rent	£10,000 per annum
Premium	£15,000
Rates Payable	£1,571.85 per annum This property does qualify for 100% small business rate relief subject to the status of the incoming tenant. Based on 2023 Valuation.
Rateable Value	£3,150
VAT	Not applicable
Legal Fees	The incoming party to make a contribution of £2500 plus VAT towards the legal costs of the Assignor & the Landlord
EPC Rating	E (102)



## Description

The property comprises a well fitted fish & chip shop that was refurbished in 2019 & rebranded as "The Little Fish & Chip Shop". In the front of the building is the shop element with a deep fat fryer & collection area, whilst to the rear is a prep & wash up area along with a WC.

## Location

The property is situated in a prominent spot on Upper Hollingdean Road within the Hollingdean & Fiveways areas & a short walk away to Lewes Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Fish & Chip Shop	252	23.41
<b>Total</b>	<b>252</b>	<b>23.41</b>

## Terms

Available by way of assignment of existing lease for a term of 10 years from 2019 with provision for a rent review on the 5th anniversary. Premium offers are invited in the region of £15,000 for the leasehold interest along with fixtures & fittings.

## Viewing & Further Information

	<b>Max Pollock</b> 01273 109104   07764 794936 max@eightfold.agency
	<b>James Hawley</b> 01273 093767   07935 901 877 james@eightfold.agency
	<b>Jack Bree</b> 01273 109121 jack@eightfold.agency







# Energy performance certificate (EPC)

13a Upper Hollingdean Road  
BRIGHTON  
BN1 7GA

Energy rating

**E**

Valid until: **27 June 2029**

Certificate number: **0850-0331-8549-8026-3002**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

28 square metres

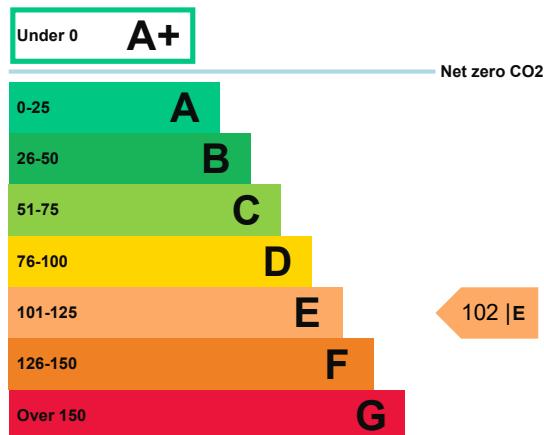
## Rules on letting this property

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 E.

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 | A

If typical of the existing stock

66 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	158.86
Primary energy use (kWh/m2 per year)	939

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0398-2368-4040-8500-5103\)](#).

## 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	Timothy Hill
Telephone	07513474760
Email	<a href="mailto:timothydavidhill@live.com">timothydavidhill@live.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023202
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 June 2019
Date of certificate	28 June 2019

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