



Basement

2 DYKE ROAD, Brighton, BN1 3FD

**CITY CENTRE BASEMENT
TO LET SUITABLE FOR A
VARIETY OF USES
SUBJECT TO PLANNING
CONSENT**

223 sq m
(2,400.35 sq ft)

- STPC SUITABLE FOR GYM/STORAGE /BAR/NIGHTCLUB/ESCAPE ROOMS/ SOCIAL INTERACTION/
- CENTRAL LOCATION OPPOSITE CHURCHILL SQUARE SHOPPING CENTRE
- TO BE PROVIDED IN SHELL CONDITION
- DUAL ACCESS

Basement, 2 DYKE ROAD, Brighton, BN1 3FD

Summary

Available Size	223 sq m
Rent	£28,700.00 per annum exclusive of rates VAT & all other outgoings
Business Rates	TBA
Service Charge	A service charge will be in place based on a fair proportion of expenditure to the building
VAT	Applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal fees.
EPC Rating	B (34)

Description

A large Class E unit arranged at basement level that can be accessed from Dyke Road, Brighton. Subject to planning & licensing it is thought that the property could be suitable for a variety of uses, such as Gym, Storage, Dark Kitchen, Escape rooms, Bar or Nightclub.

Location

Situated in the city centre forming part of an iconic building near the clocktower and Churchill Square shopping centre, with bus and rail links, a taxi rank and multi-story car park within walking distance. The property is a short walk from Brighton seafront and the Lanes with its abundance of shops and restaurants. Nearby operators include Costa, Marks & Spencer, Metro Bank, O2, Burger King & Boots.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Basement	2,853	265.05
Total	2,853	265.05

Terms

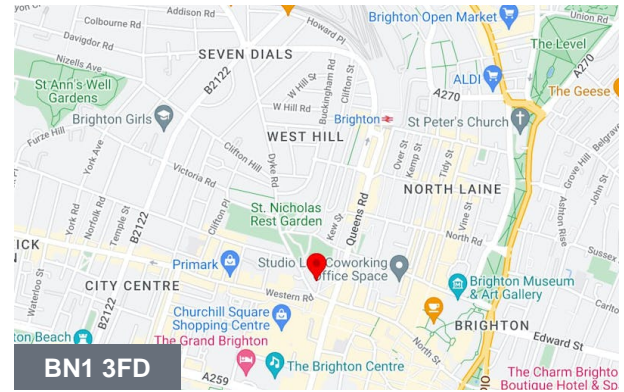
The property is available to let by way of an effective new full repairing and insuring lease for a minimum term of 5 years exclusive of rates, service charge, VAT & all other outgoings.

VAT

We understand that this building is elected for VAT & as such VAT will be payable on rent & service

Planning

It is our understanding that the property benefits from Class E planning consent under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Interested parties should make their own planning enquiries relating to their proposed use of the property.



Viewing & Further Information



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01273 109104 | 07764 794936
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james@eightfold.agency



Jack Bree

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jack@eightfold.agency

Energy performance certificate (EPC)

Pizza Hut (UK) Ltd
2 Dyke Road
BRIGHTON
BN1 3FE

Energy rating

D

Valid until 28 June 2021

Certificate number

0650-0139-1859-8724-8006

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

141 square metres

Rules on letting this property

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

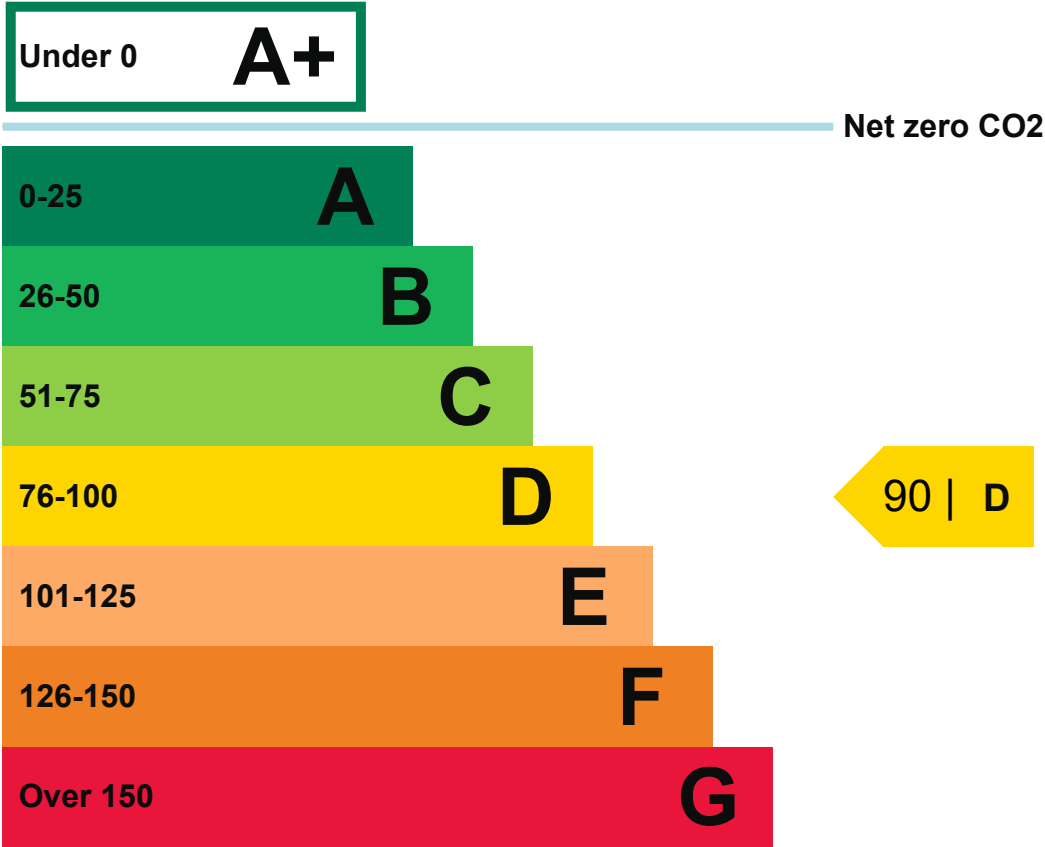
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most 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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

208.29

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0240-5988-0459-1670-1080\)](/energy-certificate/0240-5988-0459-1670-1080).

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

Martin Phipps

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO002750

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Date of assessment

26 April 2011

Date of certificate

29 June 2011

Employer

EESurveys Ltd

Employer address

Trevelyan House Wellcroft Grange, Stanton, Ashbourne. DE6 2DA

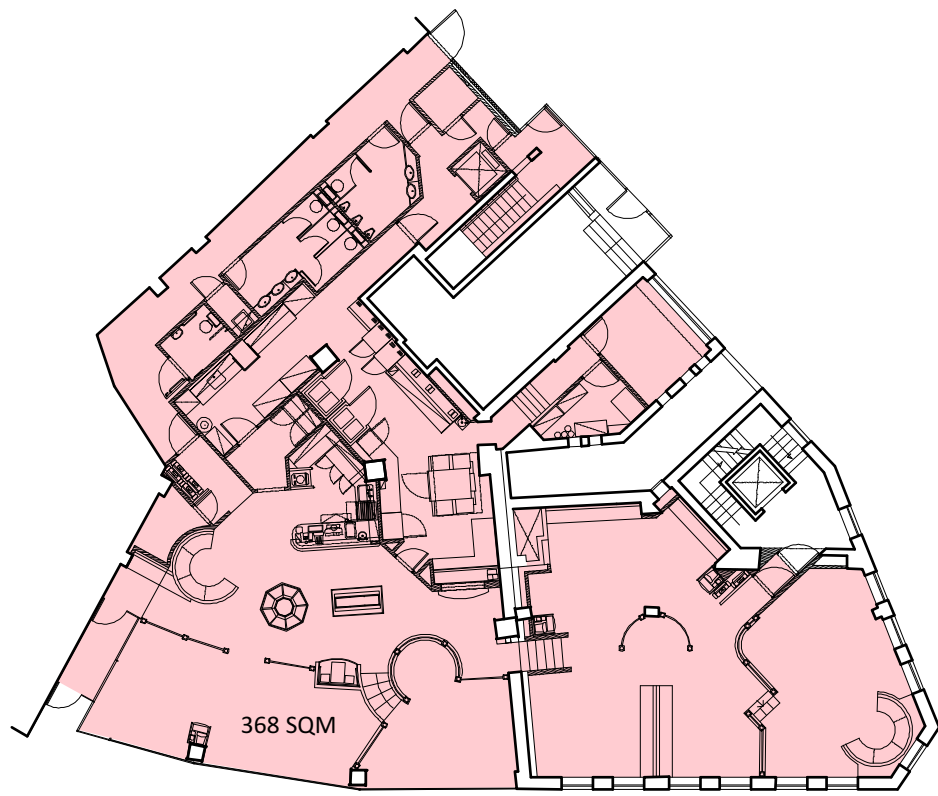
Assessor's declaration

The assessor is employed by the organisation dealing with the property transaction.

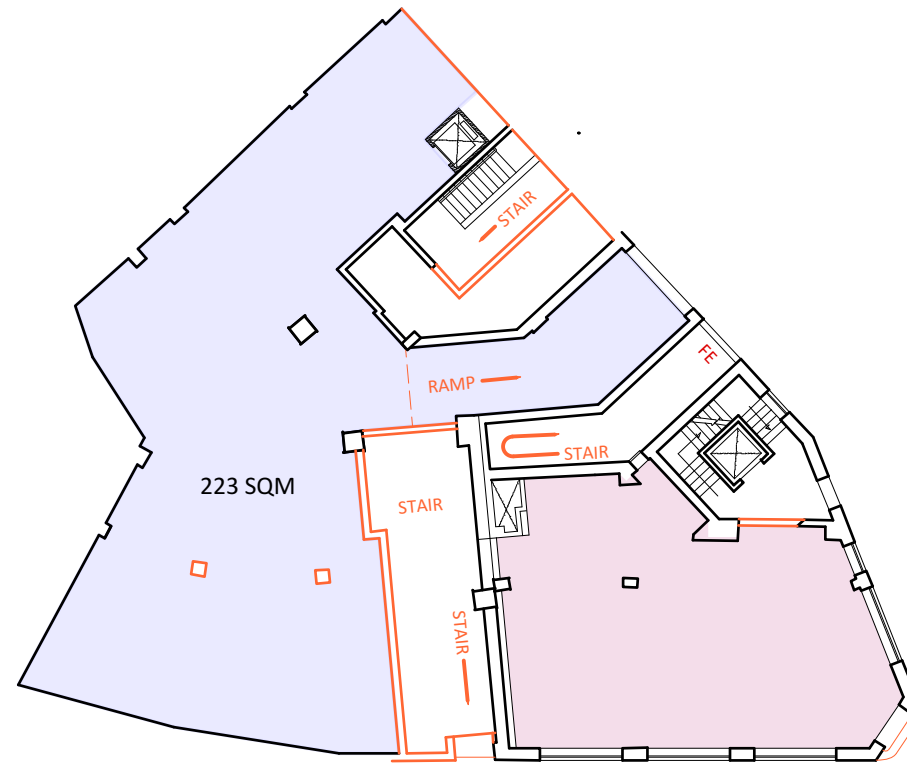
Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

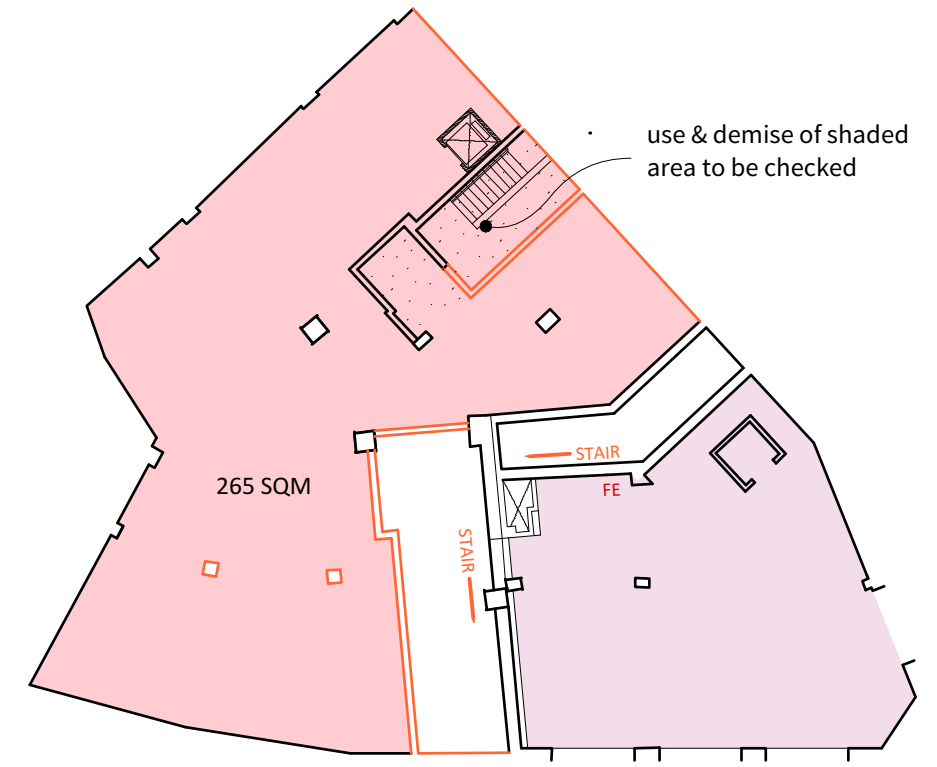
There are no related certificates for this property.



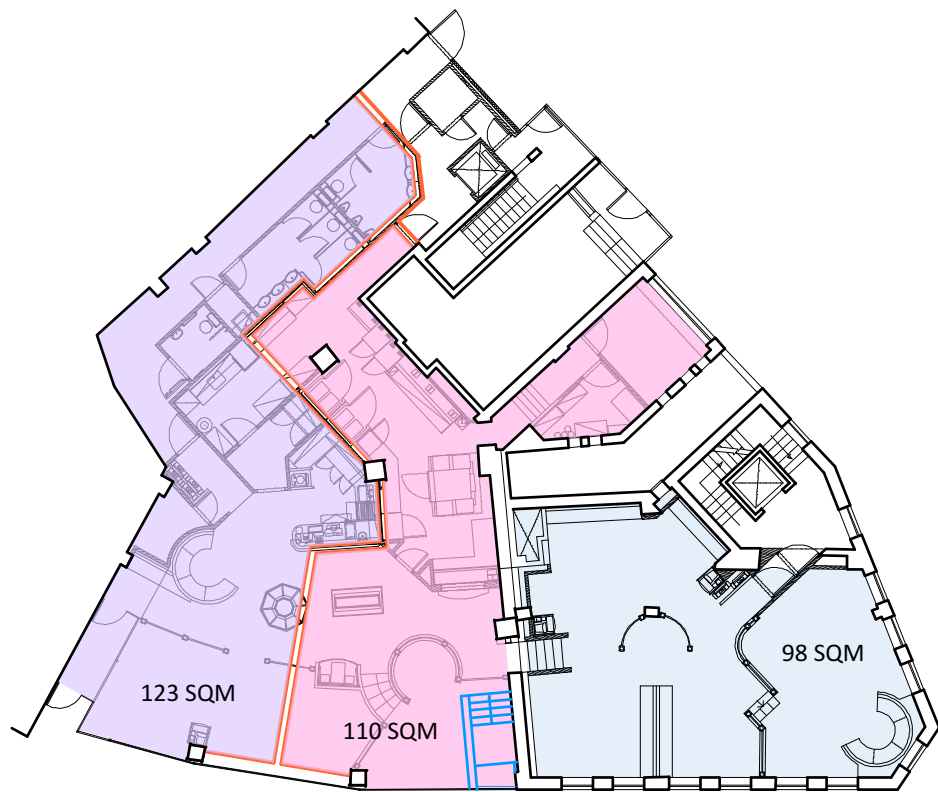
INDICATIVE EXISTING LAYOUTS - GROUND + UPPER GROUND



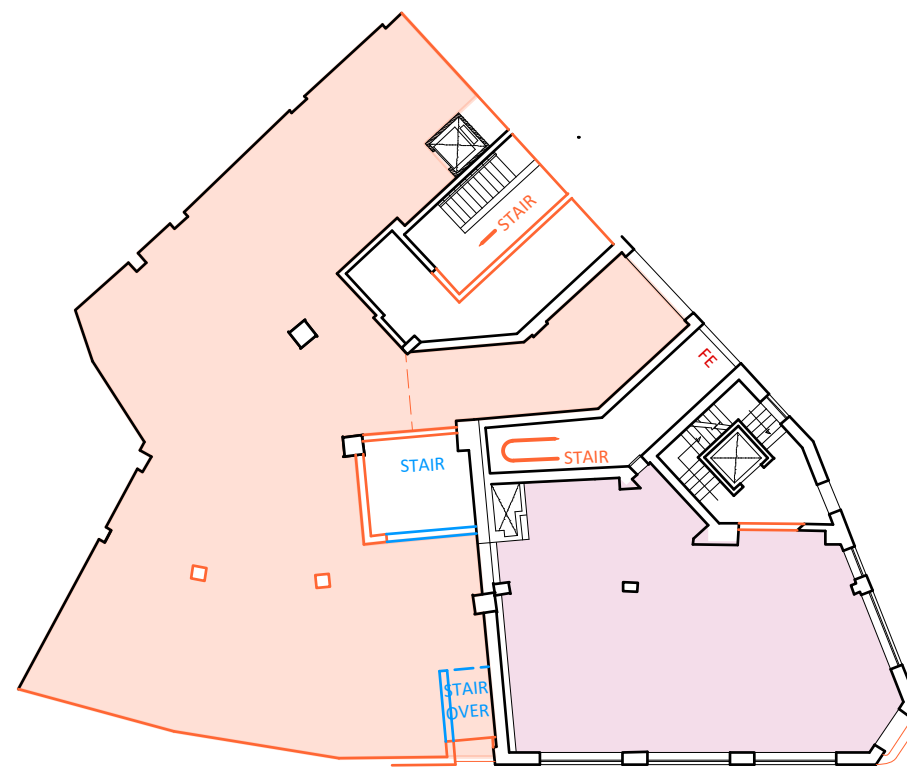
BASEMENT + LOWER GROUND



SUB-BASEMENT + BASEMENT



INDICATIVE PROPOSED LAYOUTS - GROUND + UPPER GROUND



BASEMENT + LOWER GROUND



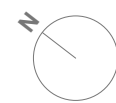
SUB-BASEMENT + BASEMENT

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Revisions:

Rev No.	Date	Description	Checked
A	05/11/20	issued for comment	

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IMPORTANT DRAWING NOTE: AREAS SHOWN ARE INDICATIVE AND SUBJECT TO MEASURED SURVEY

Dwg No. 20098-SK-01

Drawing Title Strategy Layout
 Address 1-2 Queen Square
 Client Baron Homes
 Scale 1:250
 Stage Feasibility
 Drawn by ns
 Checked by



architecture + interiors
 www.sticklandwright.co.uk

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