



A3 (RESTAURANTS AND CAFES) / LEISURE / LIGHT INDUSTRIAL / OFFICE / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / WAREHOUSE TO LET

## **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

**Eightfold**  
property

Tel:01273 672 999  
Website:[www.eightfold.agency](http://www.eightfold.agency)

# Summary

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

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Basement	2,853	265.05
<b>Total</b>	<b>2,853</b>	<b>265.05</b>

## 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.

## Terms

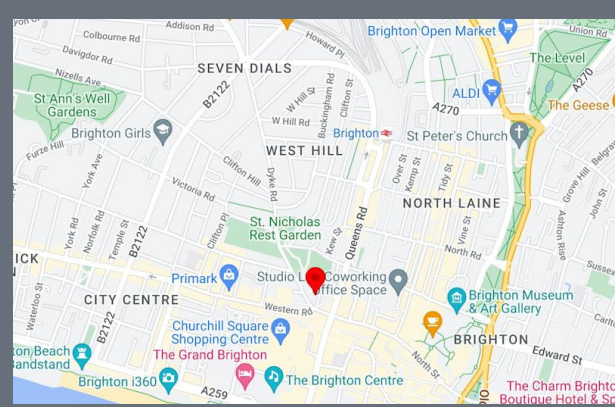
The property is available to let by way of an effective new full repairing and insuring lease for a minimum term of 5 years exclusive of rates, service charge, VAT & all other outgoings.

## 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.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

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james@eightfold.agency

**Jack Bree**

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jack@eightfold.agency

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/05/2024.



# 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.

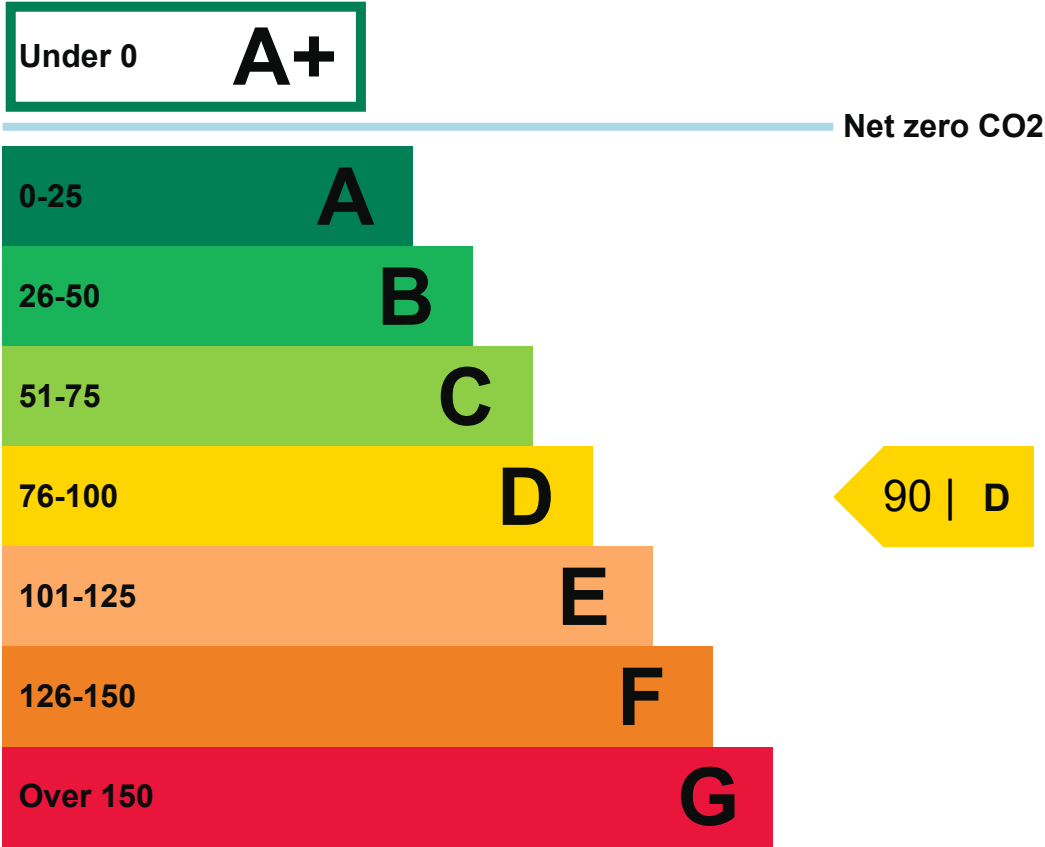
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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](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

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

208.29

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## 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

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## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

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### Assessor ID

STRO002750

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### Telephone

0330 124 9660

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### Email

[certification@stroma.com](mailto:certification@stroma.com)

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## Assessment details

### Date of assessment

26 April 2011

**Date of certificate**

29 June 2011

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**Employer**

EESurveys Ltd

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**Employer address**

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

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**Assessor's declaration**

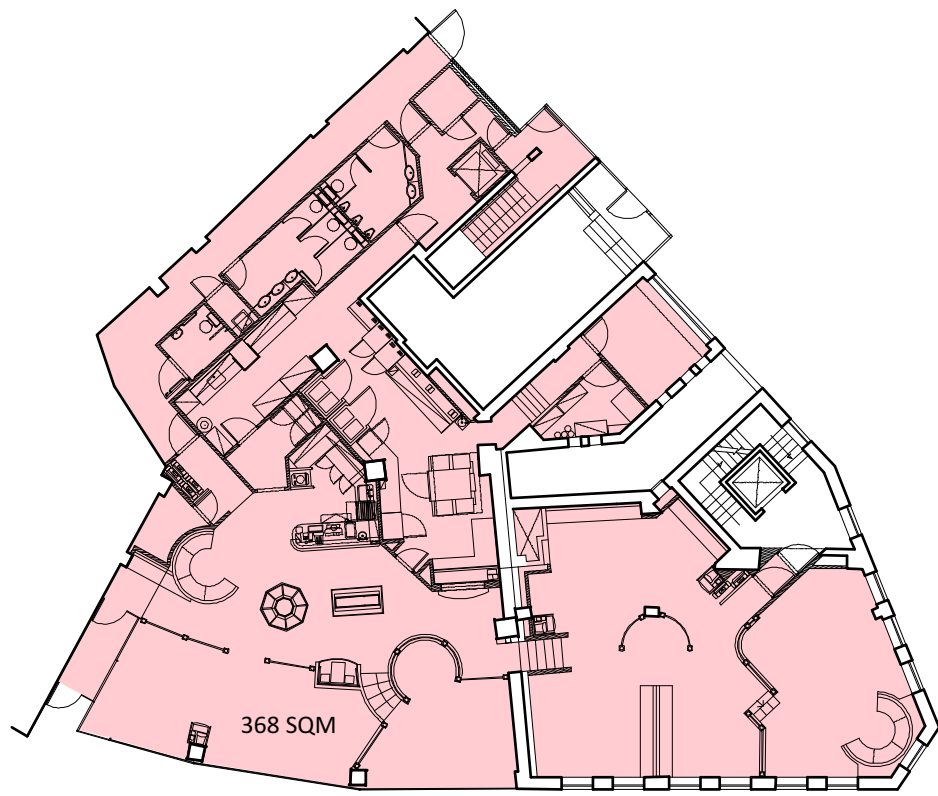
The assessor is employed by the organisation dealing with the property transaction.

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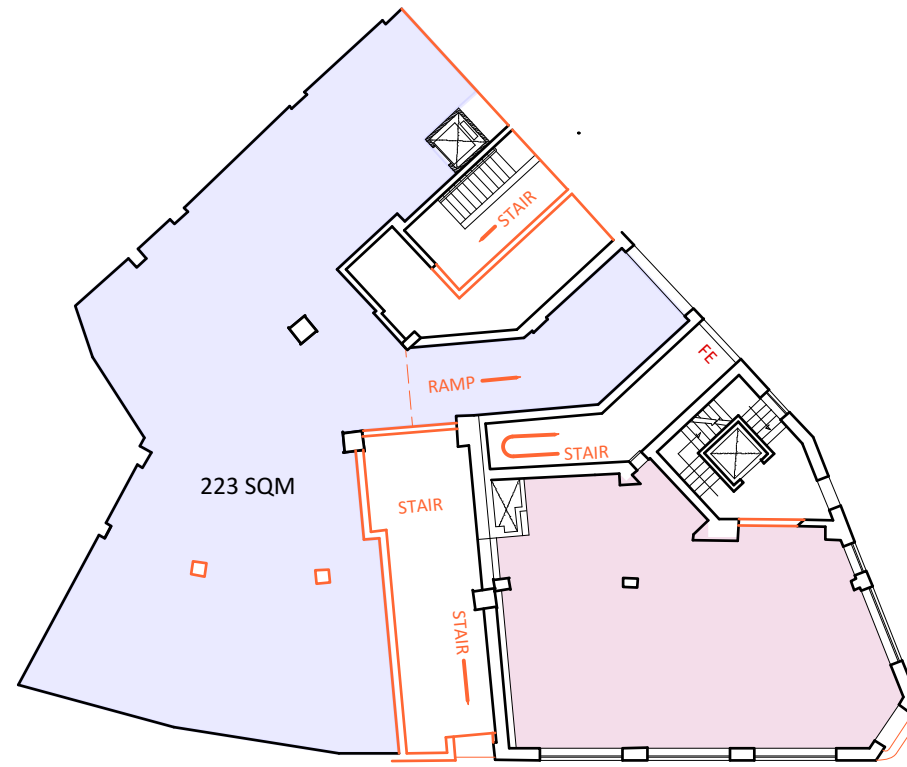
**Other certificates for this property**

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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

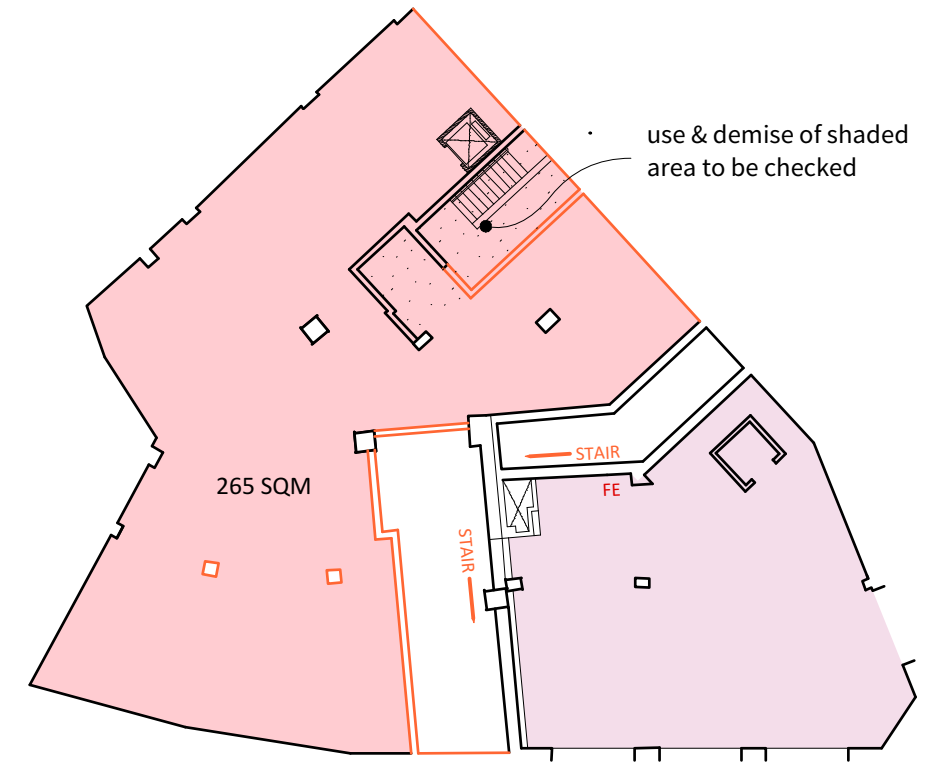
There are no related certificates for this property.



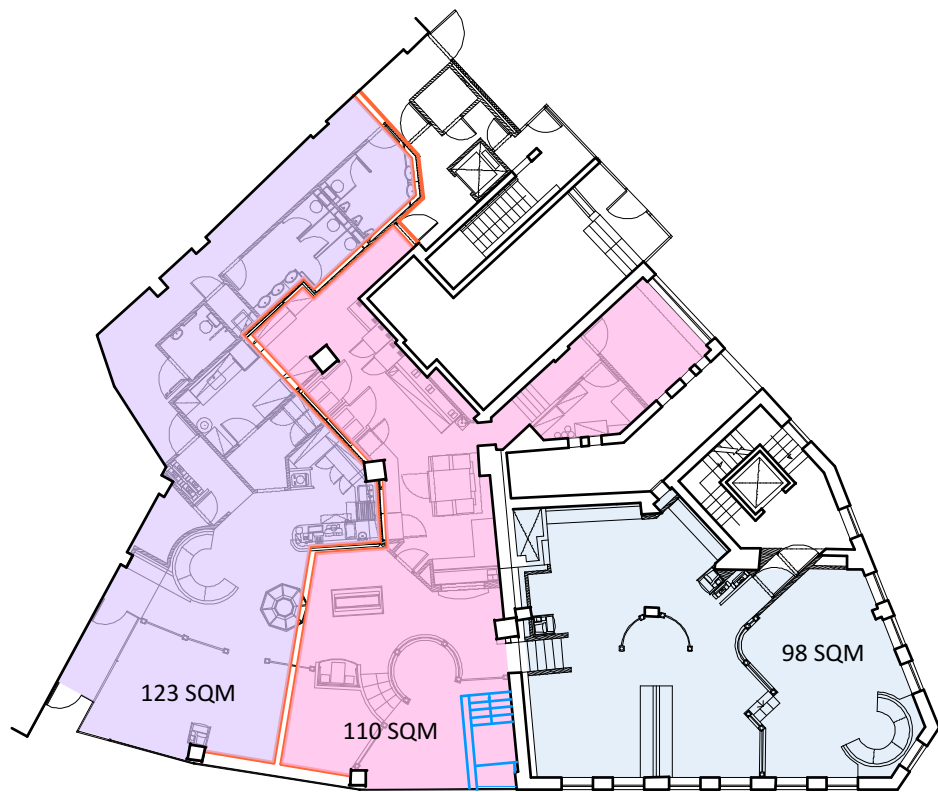
INDICATIVE EXISTING LAYOUTS - GROUND + UPPER GROUND



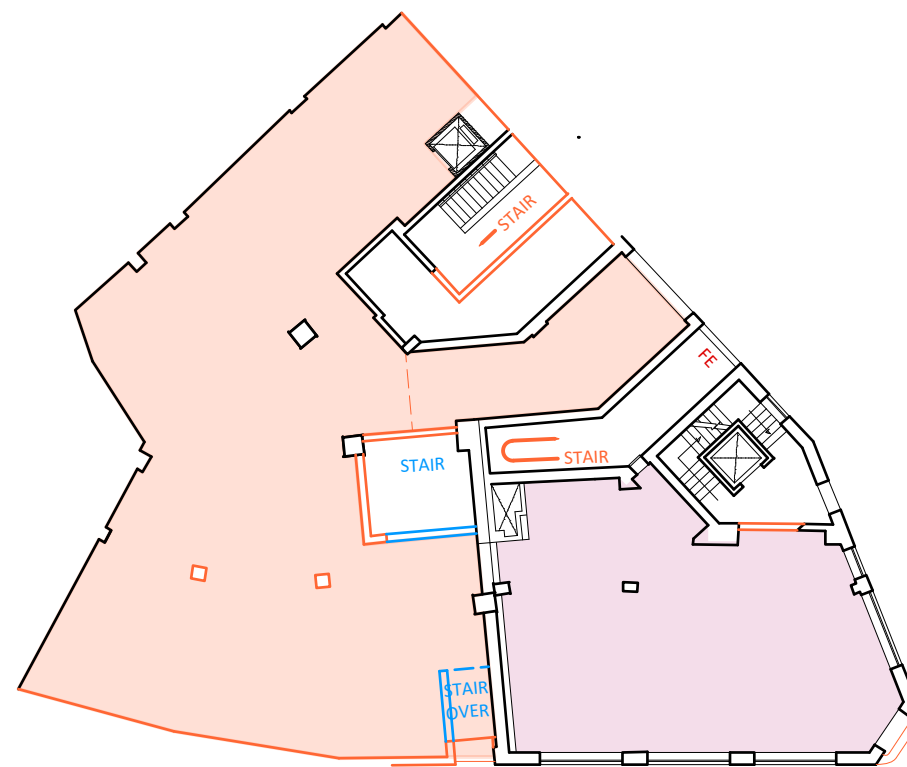
BASEMENT + LOWER GROUND



SUB-BASEMENT + BASEMENT



INDICATIVE PROPOSED LAYOUTS - GROUND + UPPER GROUND



BASEMENT + LOWER GROUND

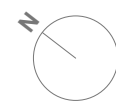


SUB-BASEMENT + BASEMENT

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 Company registered in England No. 11222477

Revisions:

Revision	Date	Description	Checked
A	05/11/20	issued for comment	



**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



Basement 1 Queen Square/ 2 Dyke Road Brighton, BN1

