



29 Park Road

Rottingdean, Brighton, BN2 7HL

## RETAIL UNIT TO LET IN ROTTINGDEAN VILLAGE

628 sq ft  
(58.34 sq m)

- RENT £15,000 PAX
- PREMIUM £5,000
- LOCATED IN DESIRABLE COASTAL VILLAGE
- RECENTLY REFURBISHED
- EXISTING BUSINESS OPPORTUNITY

# 29 Park Road, Rottingdean, Brighton, BN2 7HL

## Summary

<b>Available Size</b>	628 sq ft
<b>Passing Rent</b>	£15,000 per annum
<b>Premium</b>	£5,000
<b>Rates Payable</b>	£4,990 per annum 2023 valuation. potential tenants may be entitled to 100% small business rate relief.
<b>Rateable Value</b>	£10,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £2000 plus VAT towards the legal costs of the assignor & the landlord. An unconditional undertaking to be provided prior to release of papers.
<b>EPC Rating</b>	D (80)

## Description

A ground floor retail unit that is currently operating as an art, antiques, and collectibles store. The current income from the cabinets in situ is currently £1500 PCM which could be passed on to any potential assignee.

## Location

Rottingdean is a historic village located on the south coast of England, specifically in East Sussex. The village has retained much of its historic charm and is a popular destination for those seeking a peaceful retreat by the sea while still being close to the amenities of Brighton and Hove. The natural beauty, historical sites, and cultural offerings make Rottingdean an attractive place for both residents and tourists. nearby occupiers include Tesco & Budgens as well as a multitude of independent occupiers.

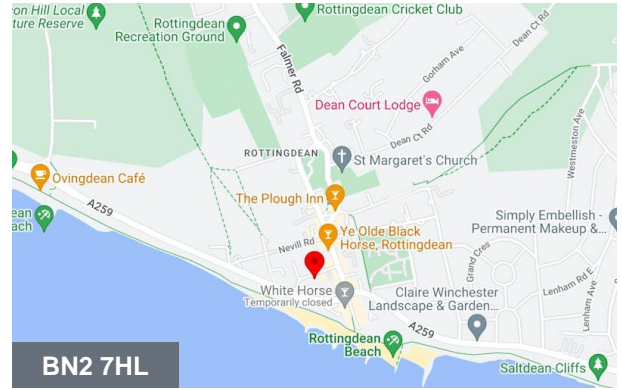
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	628	58.34
<b>Total</b>	<b>628</b>	<b>58.34</b>

## Terms

By way of assignment of existing lease which expires in 2028 at a rental of £15,000 per annum exclusive & premium offers in the region of £5000 for the remainder of the lease.



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency



### Jack Bree

01273 109121

jack@eightfold.agency









# Energy performance certificate (EPC)

THE CHAPEL 29, Park Road Rottingdean BRIGHTON BN2 7HL	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>21 February 2034</b> <hr/> Certificate number: <b>3413-3245-7130-7349-8586</b>
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Property type	Retail/Financial and Professional Services
Total floor area	62 square metres

## Rules on letting this property

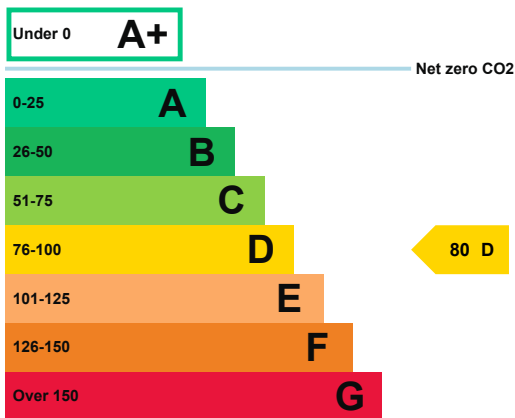
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

45 B

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	45.72
Primary energy use (kWh/m <sup>2</sup> per year)	305

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7353-8920-1515-3556-9678\)](/energy-certificate/7353-8920-1515-3556-9678).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Gardner
Telephone	07979 996 969
Email	<a href="mailto:james.gardner@hisouthern.com">james.gardner@hisouthern.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/026121
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 February 2024
Date of certificate	22 February 2024

29 Park Road, Rottingdean. Not to scale for indicative purposes only.

29 Park Road, Brighton, England

Approximately 646 sf total

