



42 Gardner Street
Brighton, BN1 1UN

**A superb shop & basement
to let by assignment
situated in Gardner Street,
Brighton**

**669 sq ft
(62.15 sq m)**

- RENT £25,000 PAX
- PREMIUM £15,000
- FANTASTIC NORTH LAINE LOCATION
- WELL PRESENTED UNIT

42 Gardner Street, Brighton, BN1 1UN

Summary

Available Size	669 sq ft
Passing Rent	£25,000 per annum
Premium	£15,000
Rates Payable	£11,601.75 per annum 1 April 23
Rateable Value	£23,250
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £2000 plus VAT toward the legal costs of the assignor & the landlord. An unconditional undertaking to be provided prior to documents being sent.
EPC Rating	C (72)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales area	367	34.10
Basement	302	28.06
Total	669	62.16

Description

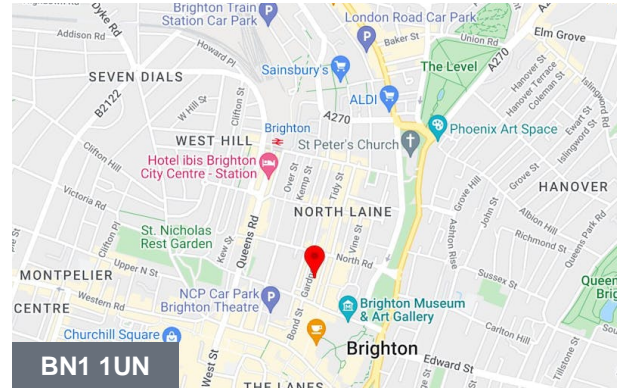
An attractive shop premises arranged over ground floor & basement that forms part of a terrace of shop units. The property is in good decorative order & has for over 10 years traded as an up-market clothing boutique.

Location

The property is located in a central position on the eastern side of Gardner Street in Brighton's North Laine. The North Laine is a desirable location within Brighton, attracting shoppers from far & wide with it's diverse mix of predominantly independent retailers creating a unique shopping experience. Nearby occupiers include Gresham Blake Bespoke Tailors, Flint Owl Bakery, Bird & Blend Tea Co. & Gelato Gusto Ice Cream Parlour.

Terms

Available by way of assignment of existing internal & shopfront repairing lease for a term expiring March 2026 at a rent of £25,000 PAX with premium offers invited in the region of £15,000 for the benefit of the leasehold interest.



Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency



James Hawley

01273 093767 | 07935 901 877

james@eightfold.agency





Energy performance certificate (EPC)

42 Gardner Street BRIGHTON BN1 1UN	Energy rating C	Valid until: 6 April 2032
		Certificate number: 4572-7155-7000-9696-4432

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

86 square metres

Rules on letting this property

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

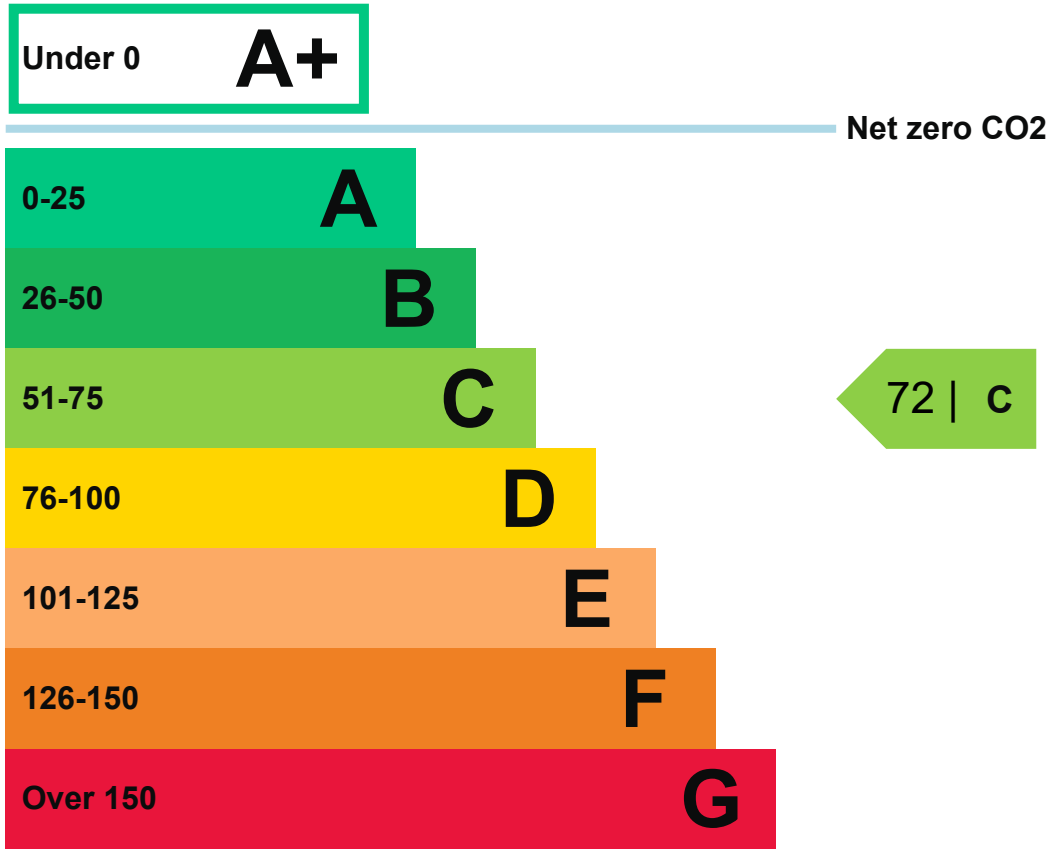
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 C.



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.

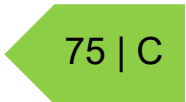
How this property compares to others

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

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

60.71

Primary energy use (kWh/m² per year)

359

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6510-1983-3340-9376-5647\)](/energy-certificate/6510-1983-3340-9376-5647).

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

Stuart Foster

Telephone

01273458484

Email

info@skyline-epc.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/007985

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Employer**

Skyline Energy Assessors

Employer address

6 Skyline View, Peacehaven, BN10 8EL

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

6 April 2022

Date of certificate

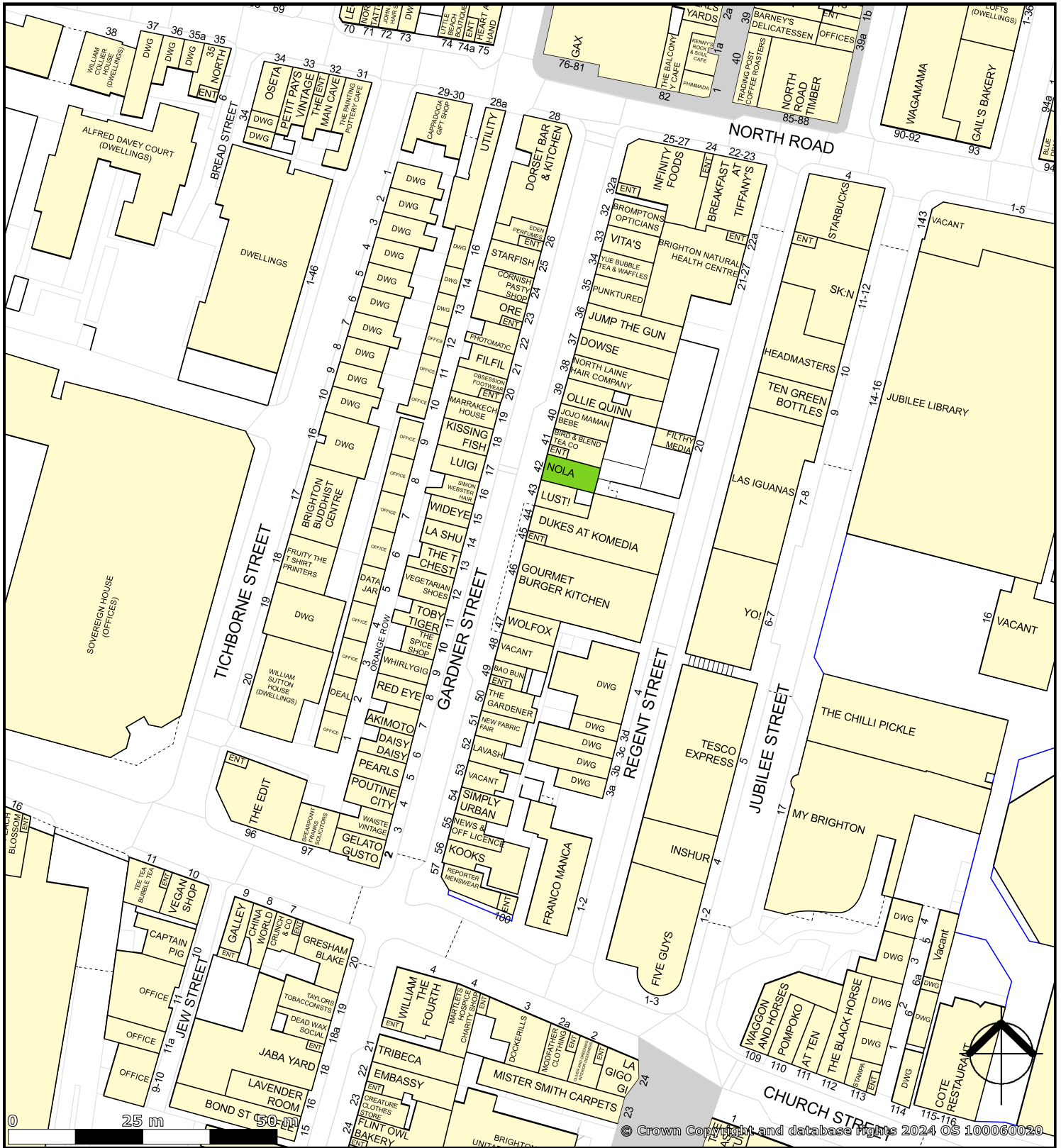
7 April 2022

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Nola Boutique, 42 Gardner Street, Brighton, BN1



© Crown Copyright and database rights 2024 OS 100060020