



RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

**66A, 67, 68 NORTH STREET**

Brighton, BN1 1RH

**PRIME RETAIL UNIT TO LET IN CENTRAL  
BRIGHTON- RENT £124,000 PAX**

2,859 SQ FT

**Eightfold**  
property

Tel:01273 672 999

Website:[www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	2,859 sq ft
<b>Rent</b>	£124,000 per annum exclusive of rates, VAT & all other outgoings.
<b>Rates Payable</b>	£33,183.50 per annum Based on 2023 valuation
<b>Rateable Value</b>	£66,500
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of expenditure to the building.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (76)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,179	109.53
Basement	957	88.91
1st	723	67.17
<b>Total</b>	<b>2,859</b>	<b>265.61</b>

## Description

A well sized, predominantly open plan retail unit arranged over ground & 1st floors with basement storage. The property was previously 2 units & our client may consider splitting.

## Location

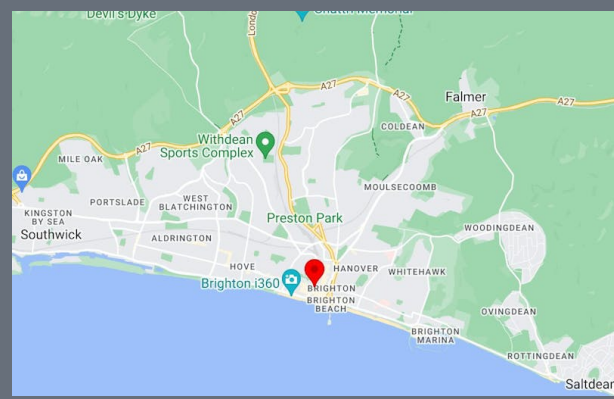
The property is located on North Street, close to the junction intersecting West Street, Queens Road & Western Road in Central Brighton. Brighton station is a short walk north of the property with Churchill Square to the west. Nearby occupiers include, Boots, Sainsburys, Burger King, Waterstones & Metro Bank as well as an array of local and national occupiers.

## Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years. Subject to status, a rent deposit between 3 & 6 months' rent will be required.

## Anti Money Laundering Regulations

Prospective tenants will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**Jack Bree**

01273 672999  
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 27/06/2024



# Energy performance certificate (EPC)

66a North Street  
BRIGHTON  
BN1 1RH

Energy rating

**D**

Valid until:

**8 December 2029**

Certificate  
number:

**0160-0531-6549-7502-2092**

Property type

A1/A2 Retail and Financial/Professional  
services

Total floor area

208 square metres

## Rules on letting this property

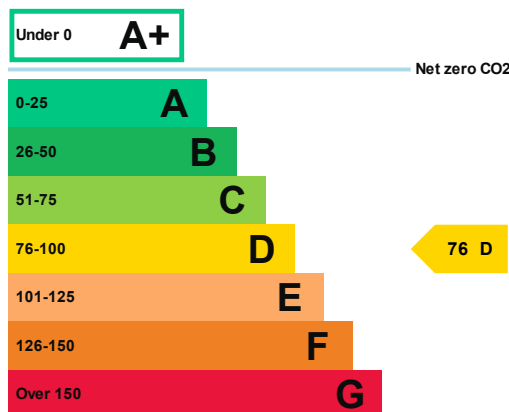
Properties can be let if they have an energy rating from A+ to E.

## 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

30 B

If typical of the existing stock

87 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	78.91
Primary energy use (kWh/m <sup>2</sup> per year)	467

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0297-0526-4540-1590-6103\)](/energy-certificate/0297-0526-4540-1590-6103).

## 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	Paul Harris
Telephone	01327811166
Email	<a href="mailto:paul.harris@socotec.com">paul.harris@socotec.com</a>

### Contacting the accreditation scheme

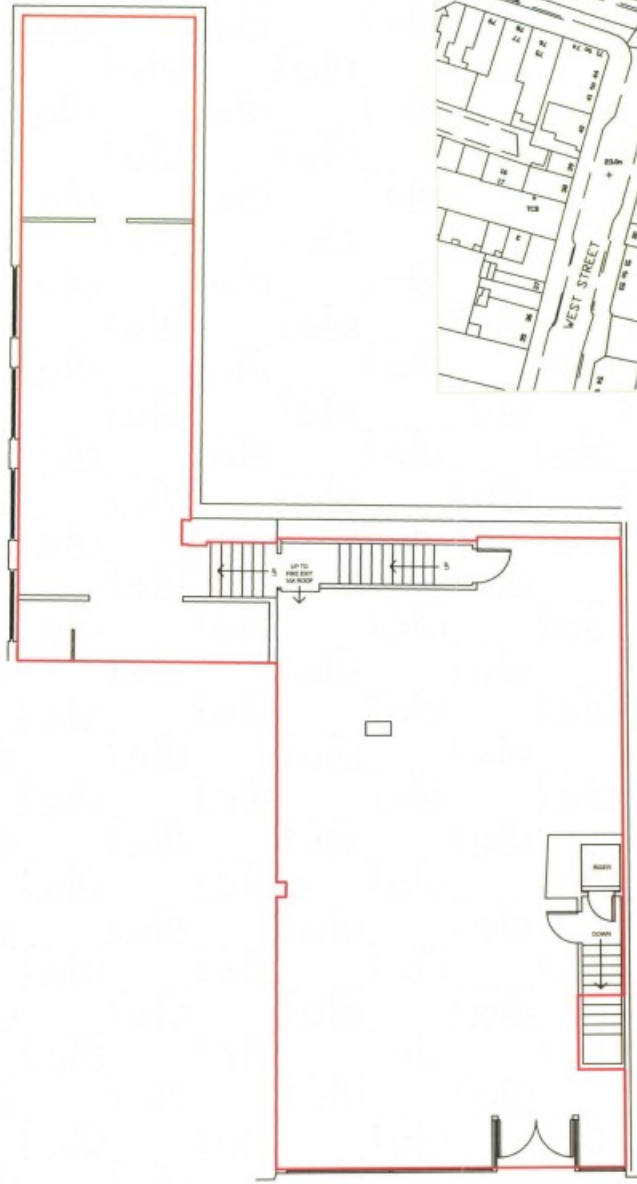
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034308
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	SOCOTEC LTD
Employer address	Bretby Business Park Ashby Road Burton-on-trent DERBYSHIRE DE15 0YZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 December 2019
Date of certificate	9 December 2019

  
**FIRST FLOOR**  
SCALE 1:125@A3



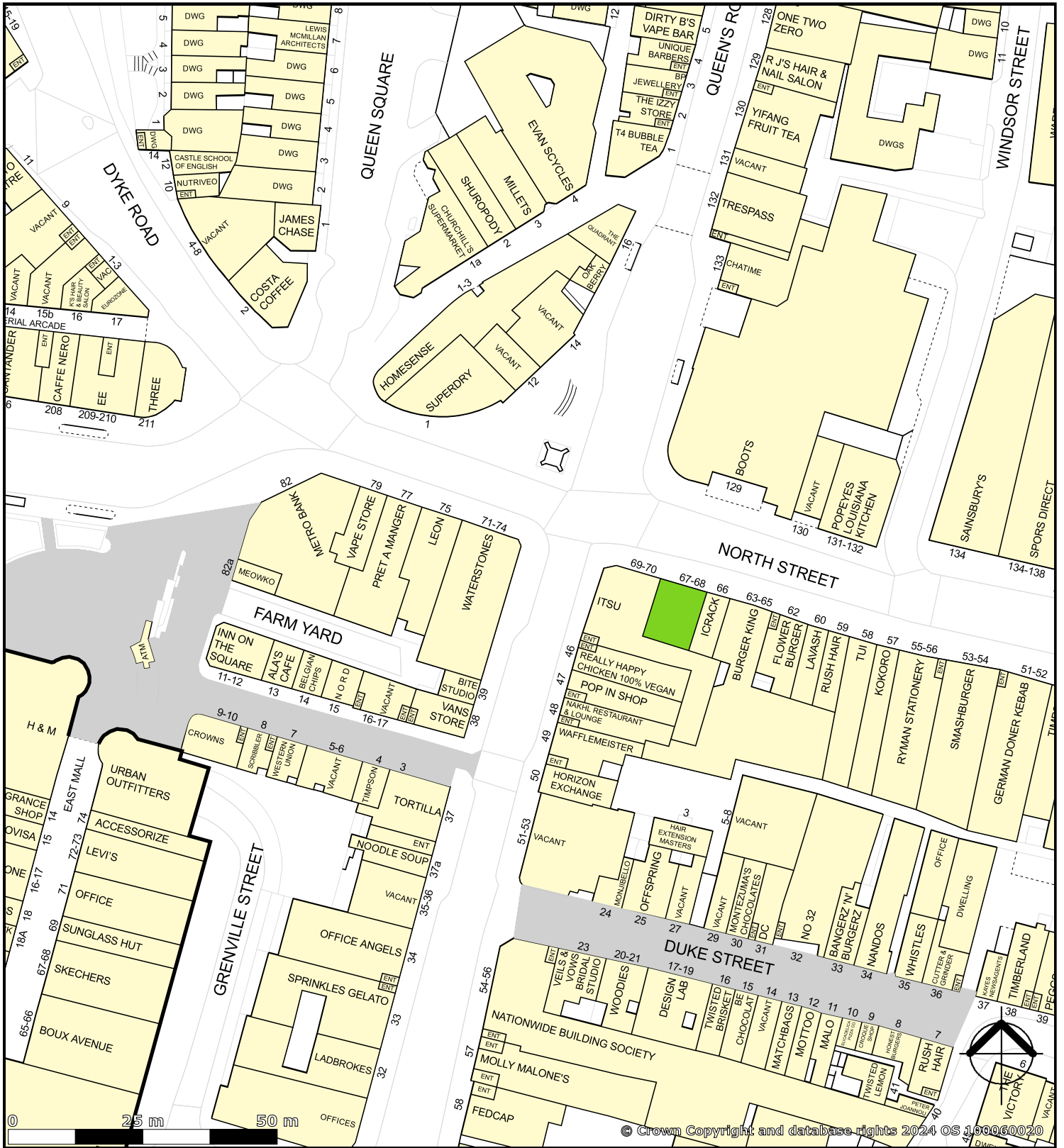
  
**LOCA**  
SCALE 1:



  
**BASEMENT LEVEL**  
SCALE 1:125@A3

  
**GROUND FLOOR**  
SCALE 1:125@A3

66a, 67, 68 North Street, Brighton, BN1



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