



RETAIL / HIGH STREET RETAIL TO LET

30-31 WESTERN ROAD

Brighton, BN1 2EB

PRIME SHOP TO LET IN CENTRAL BRIGHTON -

£132,500 PAX- MAY SPLIT

2,457 SQ FT

Eightfold
property

Tel:01273 672 999

Website:www.eightfold.agency

Summary

Available Size	2,457 sq ft
Rent	£132,500 per annum per annum exclusive of rates, VAT , service charge & all other outgoings
Rates Payable	£36,926 per annum This is the current rateable value however this will be re-assessed with the removal of the 1st floor..
Rateable Value	£74,000
Service Charge	A service charge will be payable based on a fair proportion of expenditure to the building.
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	C (52)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales area	1,811	168.25
Basement - Storage	646	60.02
Total	2,457	228.27

Description

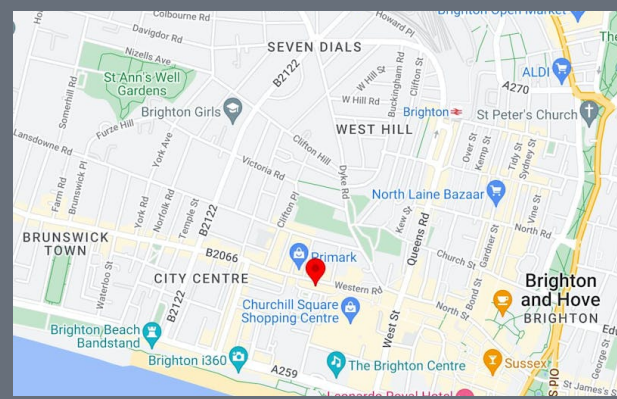
Comprising a well sized retail unit at ground floor level, that has traded as Ann Summers for a number of years with further basement storage at basement level. The property also benefits from rear access in Clarence Square for deliveries. Our Client may consider splitting the property into 2 units.

Location

The property is situated in a prime location on Western Road, Brighton adjacent to Churchill Square Shopping Scheme which has recently been purchased by IKEA. Nearby occupiers include Costa, Flannels, Wendy's, Marks & Spencer, Zara in addition to a variety of other national & local operators.

Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed with 5 yearly upward only rent reviews.



Get in touch

Max Pollock

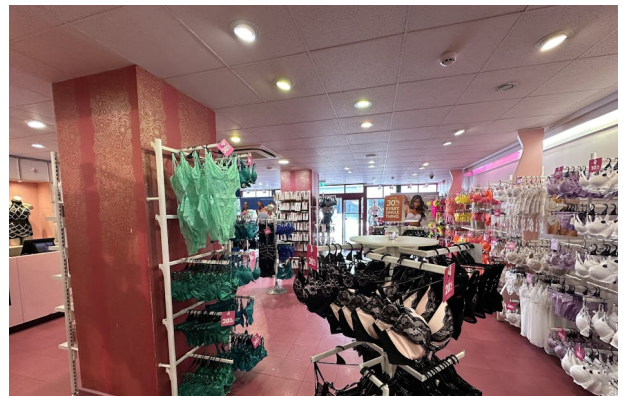
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Eightfold Property

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Energy performance certificate (EPC)

30-31 Western Road BRIGHTON BN1 2EB	Energy rating	Valid until: 5 June 2033
	C	Certificate number: 5348-2364-0119-9901-2773

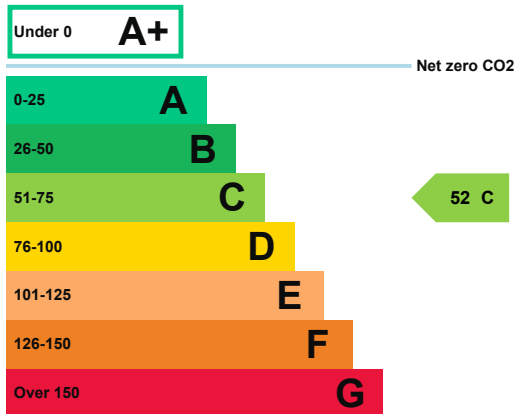
Property type	Retail/Financial and Professional Services
Total floor area	442 square metres

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 C.



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

7 A

If typical of the existing stock

29 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.6
Primary energy use (kWh/m ² per year)	112

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5406-5277-2899-6775-9246\)](/energy-certificate/5406-5277-2899-6775-9246).

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	Jeremy Couper
Telephone	02476 233144
Email	jeremy.couper@wensleylawz.com

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/007513
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 March 2023
Date of certificate	6 June 2023

30-31 Western Road, Brighton, BN1

