



A3 (RESTAURANTS AND CAFES) / RESTAURANT / CAFE / RETAIL TO LET

## NEW RESTAURANT UNIT WITH EXTRACTION TO LET

15 Market Street, Brighton, BN1 1HH

NEW RESTAURANT UNIT WITH EXTRACTION, GAS  
& 3 PHASE ELECTRIC

3,057 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	3,057 sq ft
<b>Rent</b>	£120,000 per annum exclusive of rates, building insurance, service charge & all other outgoings
<b>Business Rates</b>	TBA
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of expenditure towards the building & the arcade. TBA following confirmation of configuration.
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. The landlord will require that the incoming tenants solicitor provides an undertaking of £1500 plus VAT in the event their client withdraws from the transaction.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (57)

## Accommodation

The accommodation comprises of the following proposed approximate areas which have been taken from proposed plans.

Name	sq ft	sq m
Ground	2,723	252.97
Lower Ground	334	31.03
<b>Total</b>	<b>3,057</b>	<b>284</b>

## Description

A substantial restaurant unit arranged over ground floor & basement. The unit has been partially fitted & includes a kitchen already with external extraction. Other features include Air Con, walk in fridge/ freezers, 3 phase electric, gas supply & WC's whilst the local authority have also advised that outside seating should also be available

## Location

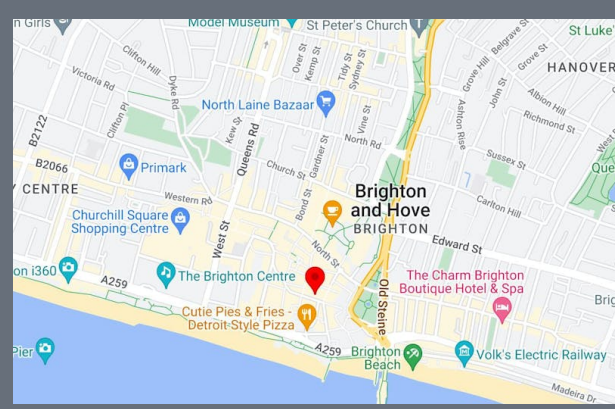
The property is located in Market Street forming part of the exclusive East Street Arcade, whose tenant line up includes Penhaligons, Space NK, Dishoom & Jo Malone. With Brighton's famous Lanes to the West & East Street to the east the property occupies a desirable location with great access to the city's attractions including the seafront, both the North Laine & The lane's as well also only being a short walk from Brighton mainline Railway Station. Other Nearby occupiers include Hugo Boss, French Connection, Hobbs, Cass Art, Plateau, Russell & Bromley & Mac.

## Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed and at a rent at £120,000 per annum exclusive of rates, building insurance, service charge & all other outgoings.

## Licence

An alcohol licence was obtained by our client in October 23 (1445/3/2023/03664/LAPREN) for the sale by retail of alcohol between the following hours Sale by Retail of Alcohol Monday - Thursday: 12:00 - 23:00 ,Friday - Saturday: 12:00 - 23:30 , Sunday: 12:00 22:30 & New years eve 12:00hrs to 01:00hrs. alcohol will be served by waiter/waitress service to persons seated at tables and ancillary to a main table meal only.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@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 13/07/2024



# Energy performance certificate (EPC)

7-8 Regent Arcade BRIGHTON BN1 1HR	Energy rating <b>C</b>	Valid until: <b>10 November 2031</b> Certificate number: <b>2040-3629-9090-1292-9291</b>
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Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **83 square metres**

## Rules on letting this property

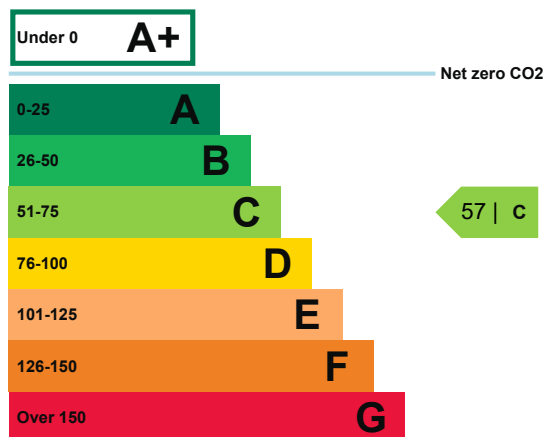
Properties can be let if they have an energy rating from A+ to E.

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.

## 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 (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 | B

If typical of the existing stock

90 | D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	83.48
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Primary energy use (kWh/m <sup>2</sup> per year)	494
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6902-9249-4002-0299-2192\)](#).

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## 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	Daniel Patak
Telephone	02033977383
Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.co.uk</a>

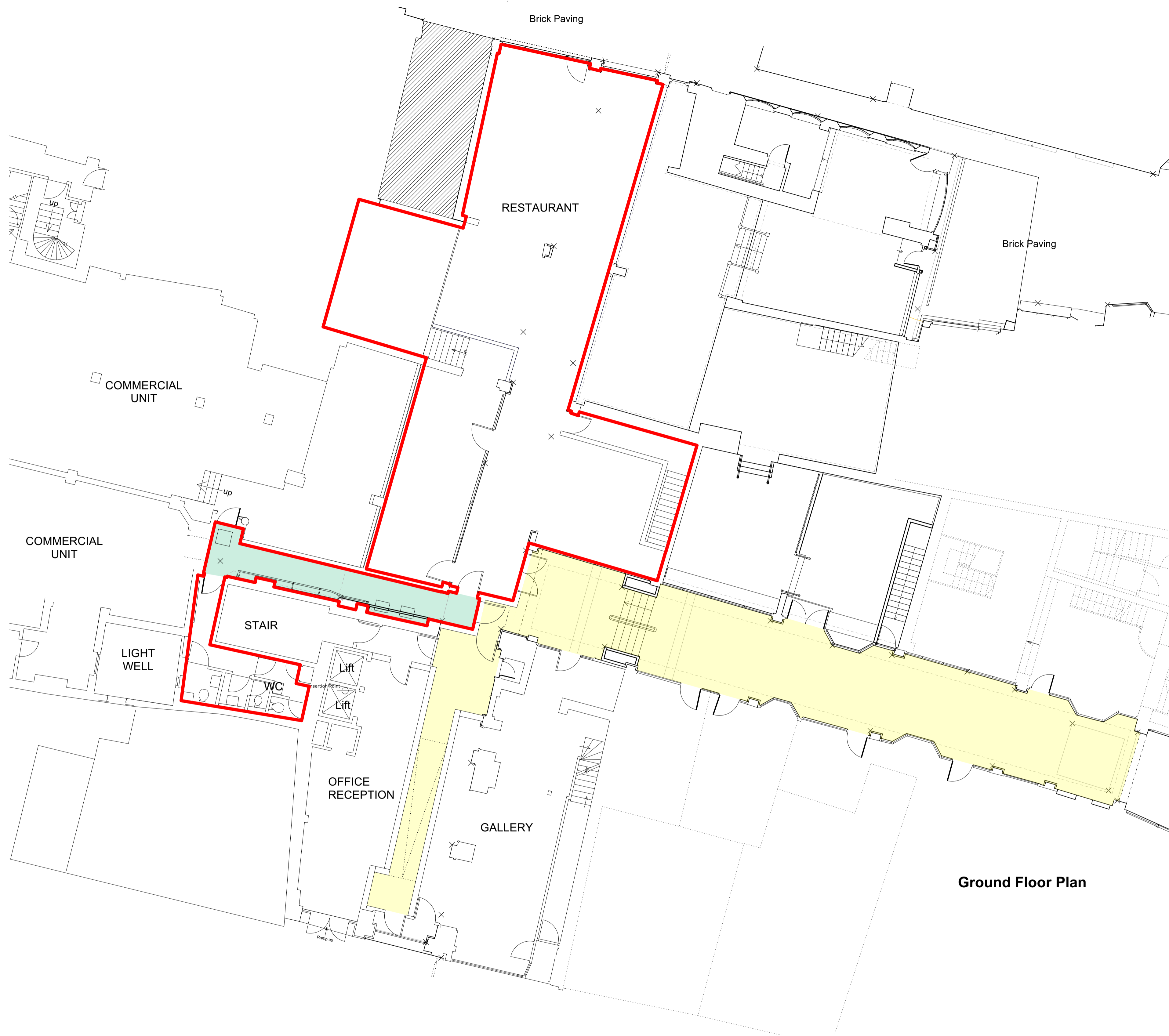
### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID206065
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

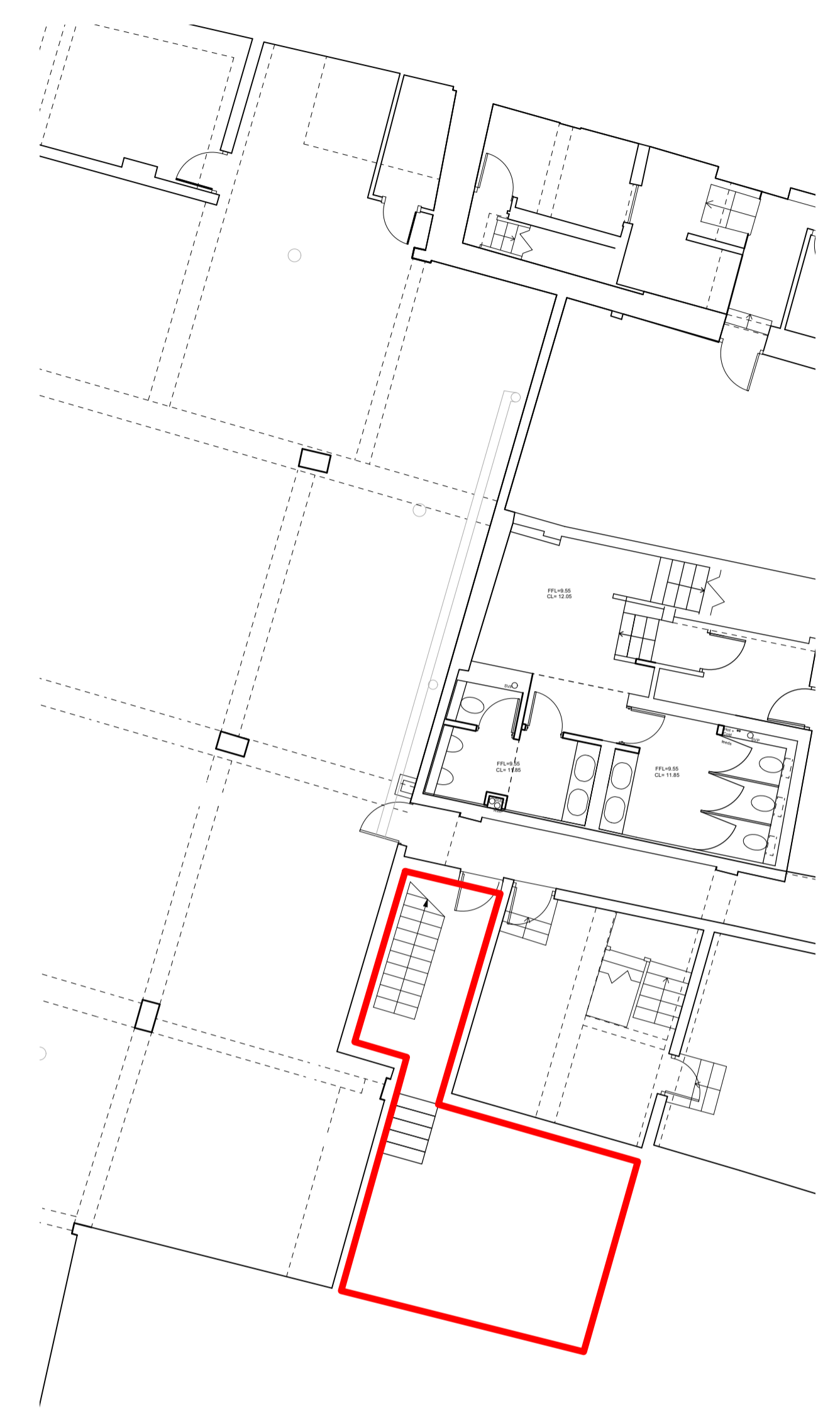
### Assessment details

Employer	PropCert
Employer address	Provident House, Burrell Row, Beckenham BR3 1AT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 November 2021
Date of certificate	11 November 2021

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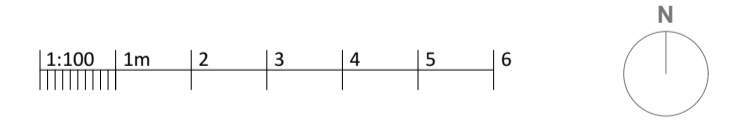


**Ground Floor Plan**



**Basement Floor Plan**

**15 Market Street, Brighton - Lease Plans**  
 1:100 scale at A1



**NOTES:**  
 Red line notes property demise  
 Yellow shade denotes common areas  
 Green shade denotes right of access  
 for means of escape only

7/8 East Street Arcade

