



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

42 BOND STREET

Brighton, BN1 1RD

DESIRABLE MODERN SHOP UNIT TO LET IN BOND STREET, BRIGHTON- DUE TO RELOCATION

395 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	395 sq ft
Passing Rent	£30,000 per annum
Premium	£5,000
Rates Payable	£15,344.25 per annum
Rateable Value	£30,750
Service Charge	A service charge will be payable which will be 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. A contribution of £5000 plus VAT will be required towards the outgoing tenants and landlords legal costs for preparation of a new lease shall be required. An unconditional undertaking will be required prior to release of papers.
EPC Rating	B (39)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - sales area	356	33.07
Ground - storage	39	3.62
Ground - WC	22	2.04
Total	417	38.73

Description

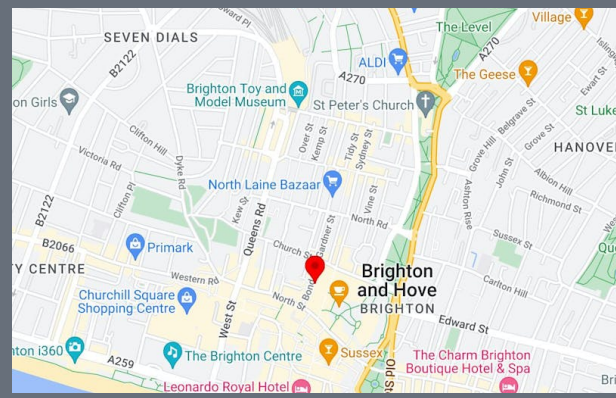
Forming part of Edge House (a purpose built office building) the property comprises a ground floor shop unit with a prominent frontage as well storage & WC to the rear.

Location

The property is located in a highly prominent position on the east side of Bond Street close to the junction with North Street. Bond Street is a vivid commercial retail thoroughfare forming the start of the cosmopolitan North Laine from the city centre and provides a wide variety of both multiple and individual retailers, restaurants and bars which include Gresham Blake, Chilli Pickle, Bagelman, Pecksniffs, Costa Franca Manca & 5 Guys.

Terms

Premium offers are invited in excess of £5000 for either an assignment of the existing lease expiring in 2026 or alternatively the landlord has indicated they would be prepared to agree a new effective full repairing & insuring lease for a minimum term of 5 years.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

42 Bond Street BRIGHTON BN1 1RD	Energy rating	Valid until: 4 July 2029
	B	Certificate number: 0030-7980-0301-7790-4024

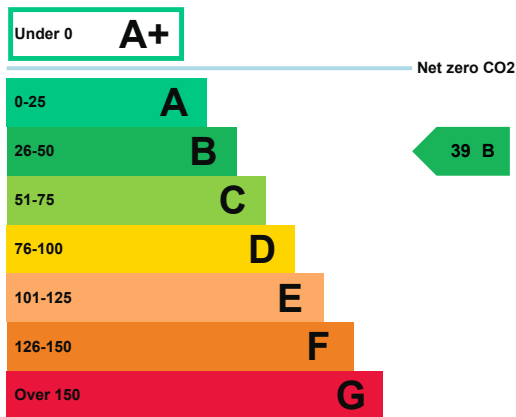
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	42 square metres

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 B.



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	25 A
If typical of the existing stock	74 C

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 (kgCO ₂ /m ² per year)	54.66
Primary energy use (kWh/m ² per year)	323

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9772-4093-0810-0400-7005\)](/energy-certificate/9772-4093-0810-0400-7005).

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	Chris Proctor
Telephone	07983 342340
Email	seaquinn4817@gmail.com

Contacting the accreditation scheme

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

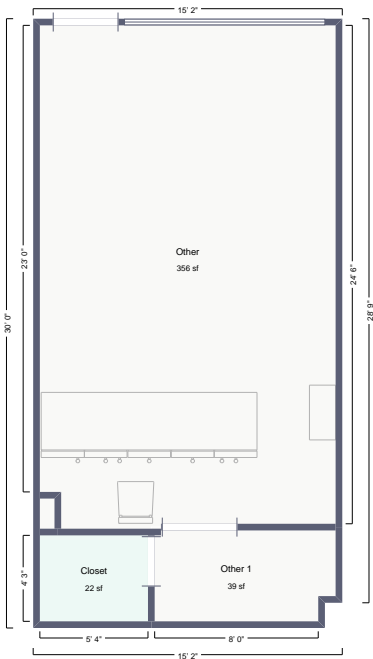
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/010486
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 July 2019
Date of certificate	5 July 2019

Floorplan

Approximately 454 sf total



made with
polycam

42 Bond Street, Brighton, BN1

