



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



# Summary

<b>Available Size</b>	395 sq ft
<b>Passing Rent</b>	£30,000 per annum
<b>Premium</b>	£5,000
<b>Rates Payable</b>	£15,344.25 per annum
<b>Rateable Value</b>	£30,750
<b>Service Charge</b>	A service charge will be payable which will be based on a fair proportion of expenditure to the building.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	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.
<b>EPC Rating</b>	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
<b>Total</b>	<b>417</b>	<b>38.73</b>

## Description

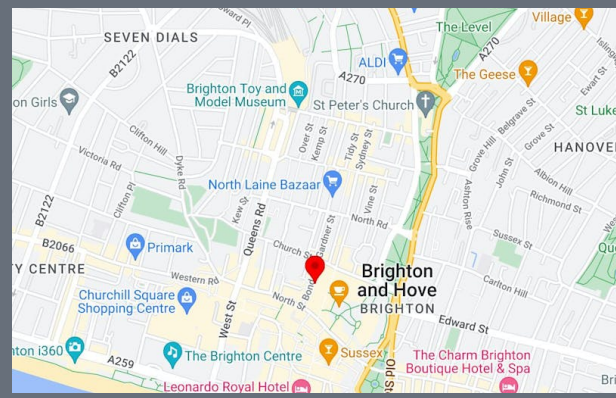
Forming part of Edge House (a purpose built office building) the property comprises a ground floor shop unit with a prominent frontage as well storage & WC to the rear.

## 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>B</b>	Certificate number: 0030-7980-0301-7790-4024

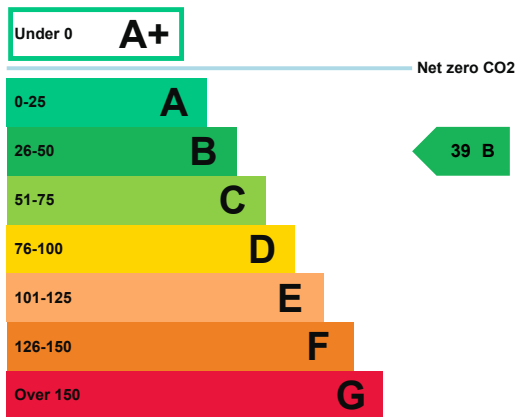
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	42 square metres

## 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 (kgCO2/m2 per year)	54.66
Primary energy use (kWh/m2 per year)	323

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## 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).

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## 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	<a href="mailto:seaquinn4817@gmail.com">seaquinn4817@gmail.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/010486
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

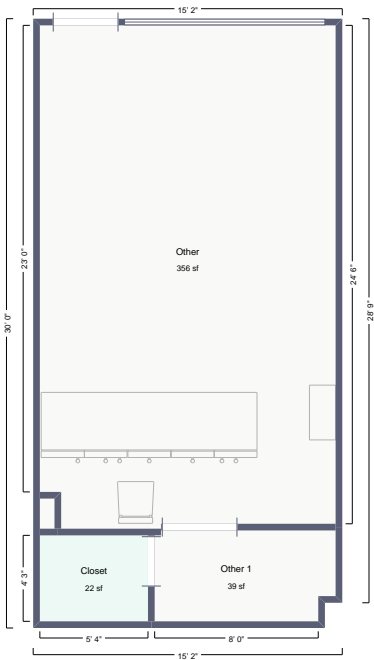
### About this assessment

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

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# Floorplan

Approximately 454 sf total



made with  
polycam



42 Bond Street, Brighton, BN1

