



RETAIL TO LET

3 CHURCH STREET

Brighton, BN1 1UJ

DOUBLE FRONTED RETAIL UNIT TO LET IN
POPULAR NORTH LAINE AREA

1,584 SQ FT

Eightfold
property

Tel: 01273 672 999

Website: www.eightfold.agency

Summary

Available Size	1,584 sq ft
Rent	£52,500 per annum per annum exclusive of rates VAT & all other outgoings
Business Rates	TBA following division of current shop
Service Charge	A service charge will be payable. TBA
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

The property has formed part of the larger building & has traded as Dockerills Ironmongers & Hardware Store since the 1970's. The space comprises an impressive Grade II listed double fronted ground floor retail unit with ancillary space at first floor accessed via a new staircase which will be installed at the rear of the unit.

Location

Forming part of Regent House the property is situated in a highly prominent spot between the junctions of Bond Street & New Road In Brighton's highly popular North Laine. Located nearby is the newly refurbished and historic Dome and Corn Exchange building. It is also close to the Theatre Royal and just a short walk from the magnificent Royal Pavilion and its gardens, whilst nearby occupiers include Gresham Blake, Five Guys, Tesco Express, Pizza Express, Cote & Franco Manca.

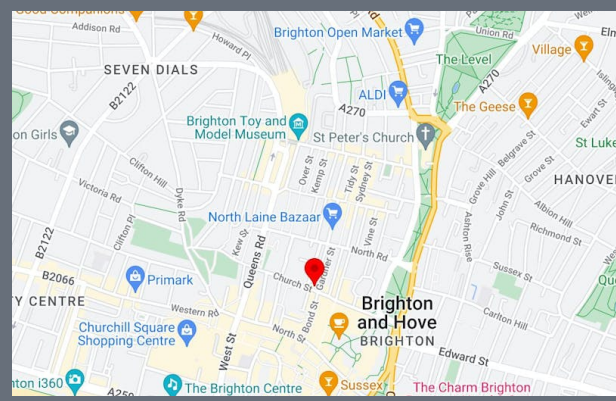
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	848	78.78
1st - Office/Store	736	68.38
Total	1,584	147.16

Terms

A new lease is available for a minimum term of 5 years on an effective full repairing & insuring basis. Rent reviews will be at appropriate intervals where a longer lease is taken & a rent deposit may be required subject to status.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

3 Church Street
BRIGHTON
BN1 1UJ

Energy rating

C

Valid until:

11 August 2030

Certificate number:

0980-3209-0300-9060-2094

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

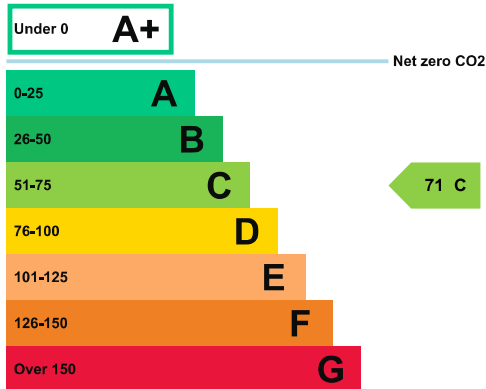
71 square metres

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

23 A

If typical of the existing stock

67 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)	104.13
Primary energy use (kWh/m ² per year)	616

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2399-4068-0000-0200-0995\)](#).

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	Joe Panther
Telephone	07342803398
Email	joe.p@easyepc.org

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/024201
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	10 August 2020
Date of certificate	12 August 2020

FIRST FLOOR



GROUND FLOOR



3 Church Street, Brighton, BN1



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