



OFFICE / RETAIL TO LET

96 NORTH ROAD

Brighton, BN1 1YE

AN OUTSTANDING RETAIL/OFFICE BUILDING
LOCATED IN THE HEART OF THE NORTH LAINE,
BRIGHTON -TO LET ON A NEW LEASE. £25,000

PAX

942 SQ FT

Eightfold
property

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

Summary

Available Size	942 sq ft
Rent	£25,000 per annum per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£561.38 per month
Rateable Value	£13,500
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	D (92)

Accommodation

The accommodation comprises of the following net internal areas:

Name	sq ft	sq m
Ground	249	23.13
Basement	254	23.60
1st	192	17.84
2nd	247	22.95
Total	942	87.52

Description

An impressive 4 storey building suitable for retail or office with a rear decked external space. Standout features include exposed brickwork & wood flooring throughout.

Location

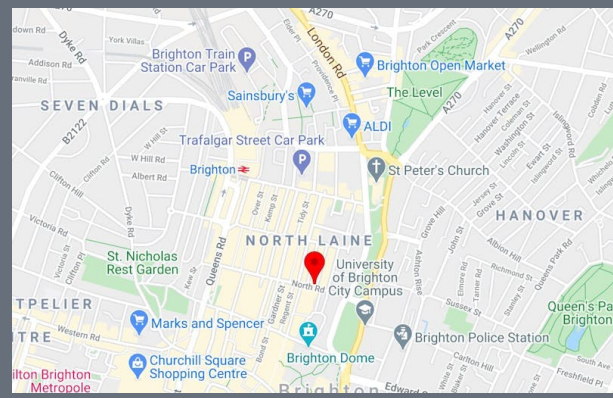
Situated in a central position of North Road, Brighton on the northern side of the road in the desirable North Laine area with nearby occupiers including Bills, Burger Brothers, The Fountain Head, The Dorset, Infinity Foods & North Road Timber. Brighton Station is only a short walk away with regular trains along the coast & to London Victoria, whilst the seafront and The Lanes are also only a few minutes away.

Terms

Available by way of a new full repairing & insuring lease for a minimum term of 5 years

Rent Deposit

Subject to covenant strength our client will require a rent deposit of 6 months rent



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

96 NORTH ROAD
BRIGHTON
BN1 1YE

Energy rating

D

Valid until

15 April 2031

Certificate number

4626-1419-9795-6838-5830

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

100 square metres

Rules on letting this property

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

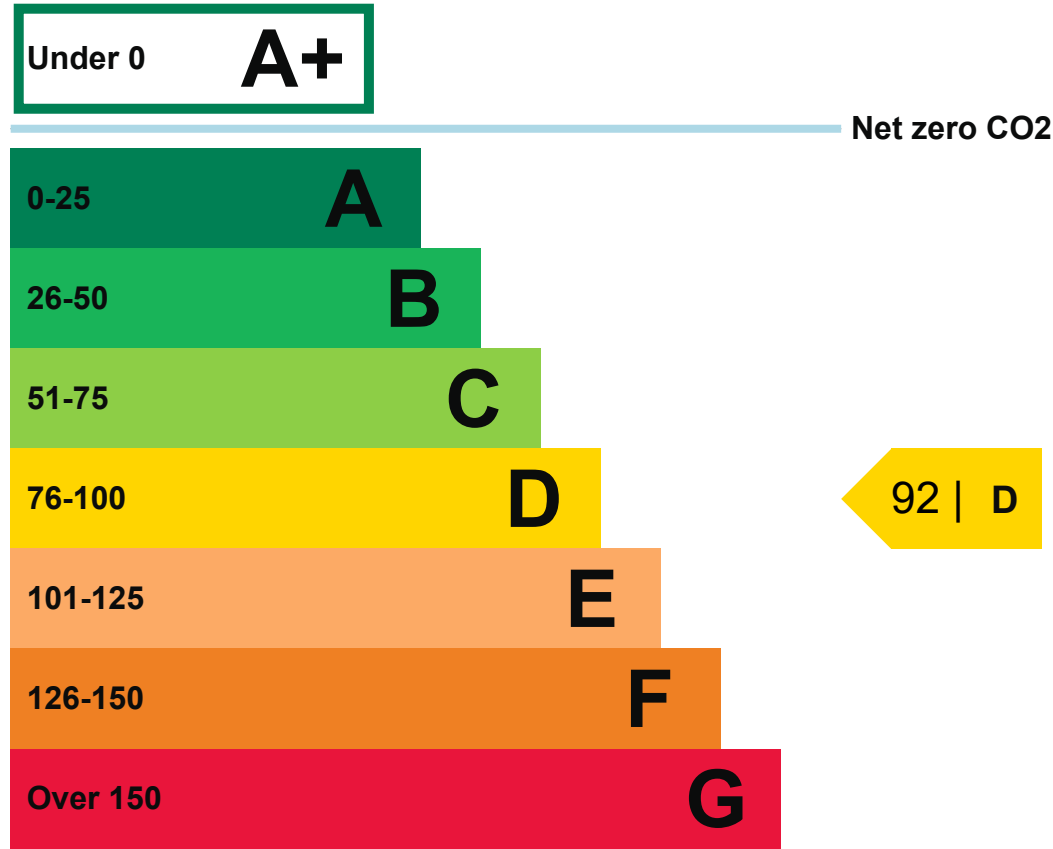
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.



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 (CO2) your property is likely to emit.

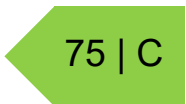
How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



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)

69.82

Primary energy use (kWh/m² per year)

413

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7493-8156-4271-1106-3881\)](/energy-certificate/7493-8156-4271-1106-3881).

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

Gary Romaine

Telephone

0800 170 1201

Email

admin@easyepc.org

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/023158

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details**Date of assessment**14 April 2021

Date of certificate16 April 2021

EmployerEASY EPC

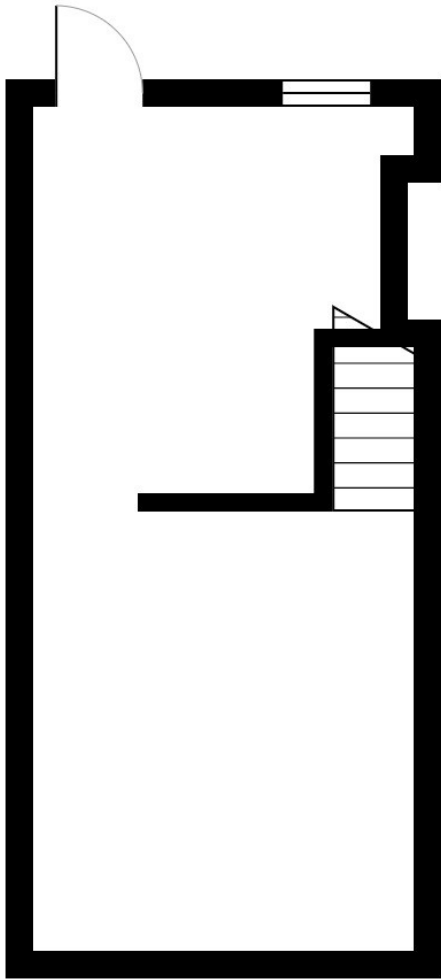
Employer address12 Albion Street Brighton BN2 9NE

Assessor's declarationThe assessor is not related to the owner of the property.

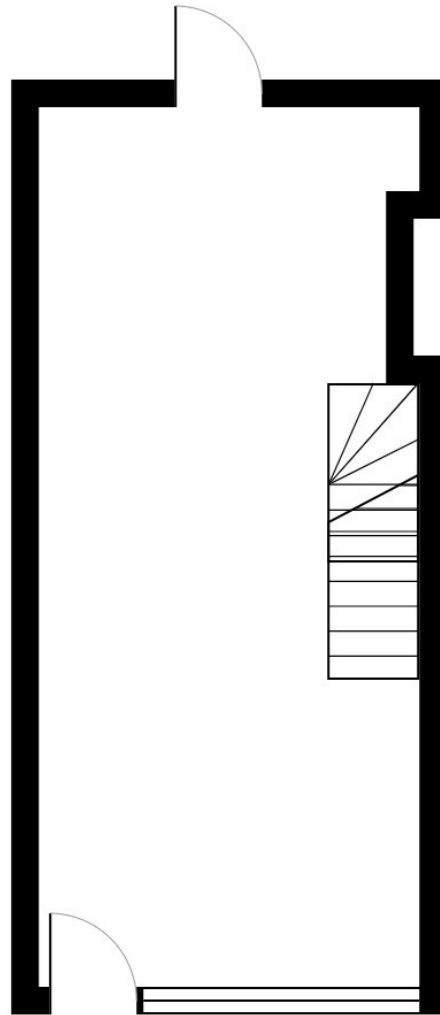
Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

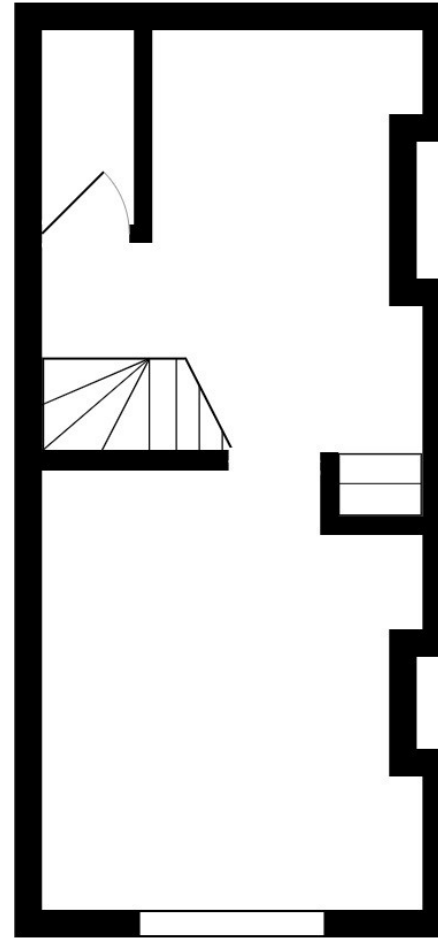
There are no related certificates for this property.



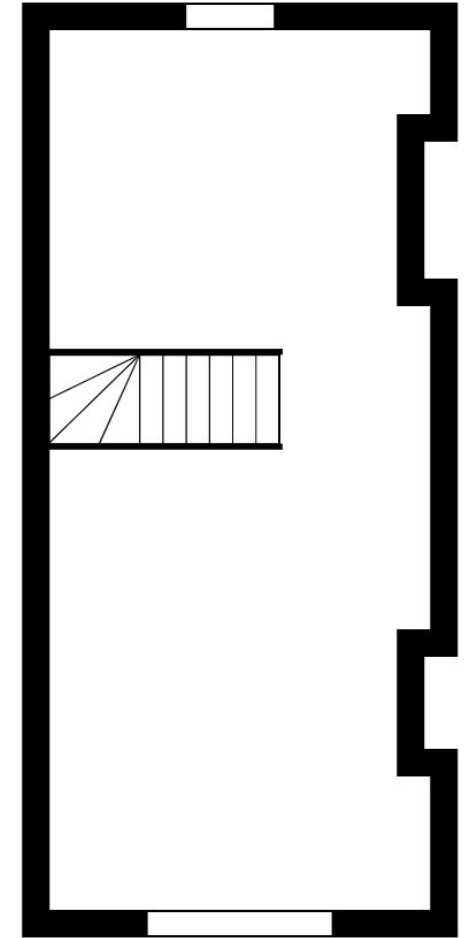
Lower Ground Floor
Area: 23.8 m² ... 256 ft²



Ground Floor
Area: 24.8 m² ... 267 ft²



First Floor
Area: 24.5 m² ... 263 ft²



Second Floor
Area: 24.5 m² ... 263 ft²

Total Area: 97.6 m² ... 1050 ft²

All measurements are approximate and for display purposes only

96 North Road, Brighton, BN1

