



OFFICE / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

## 3 KENSINGTON PLACE

Brighton, BN1 4EJ

RETAIL UNIT TO LET BY WAY OF ASSIGNMENT IN  
BRIGHTON'S COSMOPOLITAN NORTH LAINE

477 SQ FT

**Eightfold**  
property

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



# Summary

<b>Available Size</b>	477 sq ft
<b>Premium</b>	£5,000
<b>Rates Payable</b>	£4,990 per annum This property sits below the threshold for small business rate relief & as such could qualify for 100% small business rate relief subject to status.
<b>Rateable Value</b>	£10,000
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of expenditure on the building.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	The incoming tenant to make a contribution of £2,000 plus VAT towards the assignor's legal fees. An unconditional undertaking to be provided prior to the release of papers.
<b>BER Rating</b>	C (59)

## Description

Comprising a retail unit arranged over ground floor & basement within a picturesque building that also benefits from a parking bar on the front forecourt. The property has been renovated within recent years & benefits from a kitchen & WC to the rear.

## Location

The property is located in Brighton's popular & eclectic North Laine. Brighton station is a short walk to the north east, with Churchill square to the southwest and the beach to the south. The property is located on Kensington Place, a thoroughfare connecting Gloucester Road and Trafalgar Street. Nearby occupiers include Fatto a Mano, La Choza, The Pond, Five Guys and Tesco Express.

## Accommodation

The accommodation comprises the following areas:

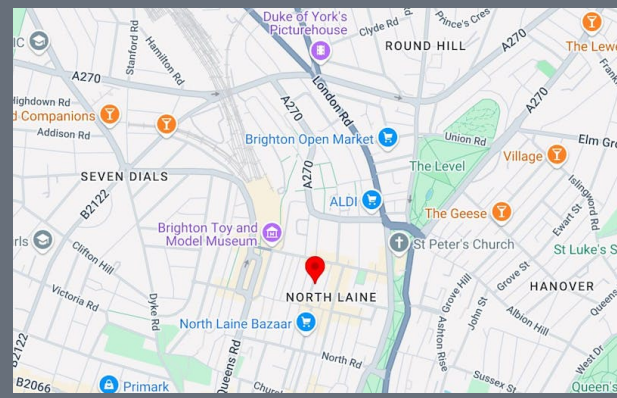
Name	sq ft	sq m
Ground	395	36.70
Basement	82	7.62
<b>Total</b>	<b>477</b>	<b>44.32</b>

## Terms

Premium offers are invited in the region of £5000 for an assignment of the existing lease, for a term till 4th December 2027 at a rent of £17,500 PAX payable quarterly in advance.

## Rent Deposit

Subject to covenant strength a rental deposit will be required & it is anticipated that this will be between 3-6 months.



## Get in touch

**Max Pollock**

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**Jack Bree**

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jack@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 11/02/2025



# Energy performance certificate (EPC)

3, Kensington Place BRIGHTON BN1 4EJ	Energy rating	Valid until:	29 November 2026
	<b>C</b>	Certificate number:	9790-4984-0366-9060-4070

Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **55 square metres**

## Rules on letting this property

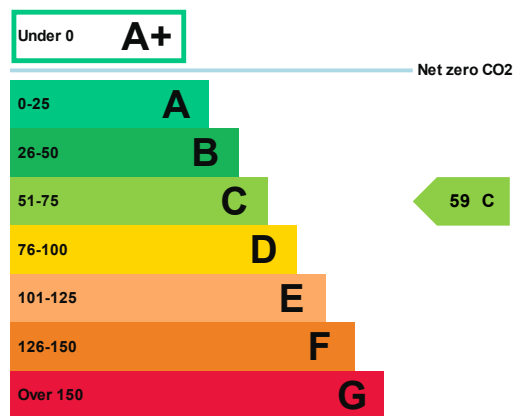
Properties can be let if they have an energy rating from A+ to E.

## 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

21 A

If typical of the existing stock

62 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 <sub>2</sub> /m <sup>2</sup> per year)	67.51

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9497-4069-0866-0490-0471\)](/energy-certificate/9497-4069-0866-0490-0471).

## 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	John Hole
Telephone	01273 321864
Email	<a href="mailto:johnhole@epcbrighton.com">johnhole@epcbrighton.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/015102
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	30 November 2016
Date of certificate	30 November 2016

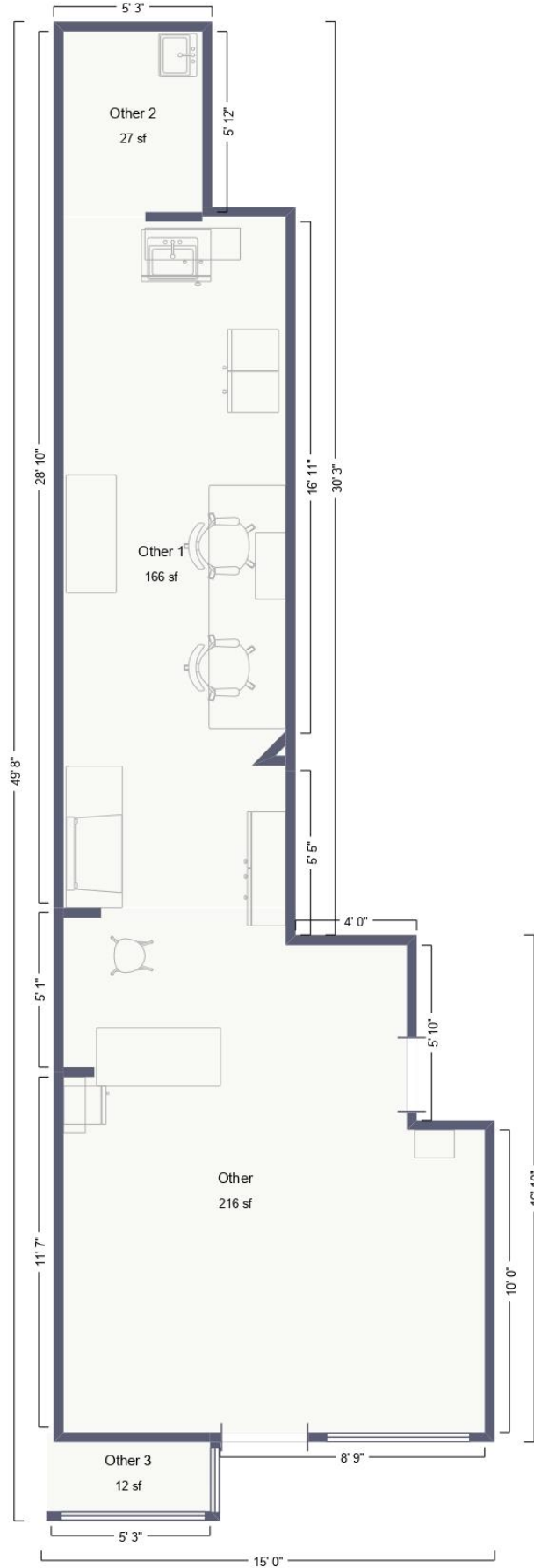
# Floorplan – Ground Floor

3 Kensington Place, Brighton, BN1 4EJ

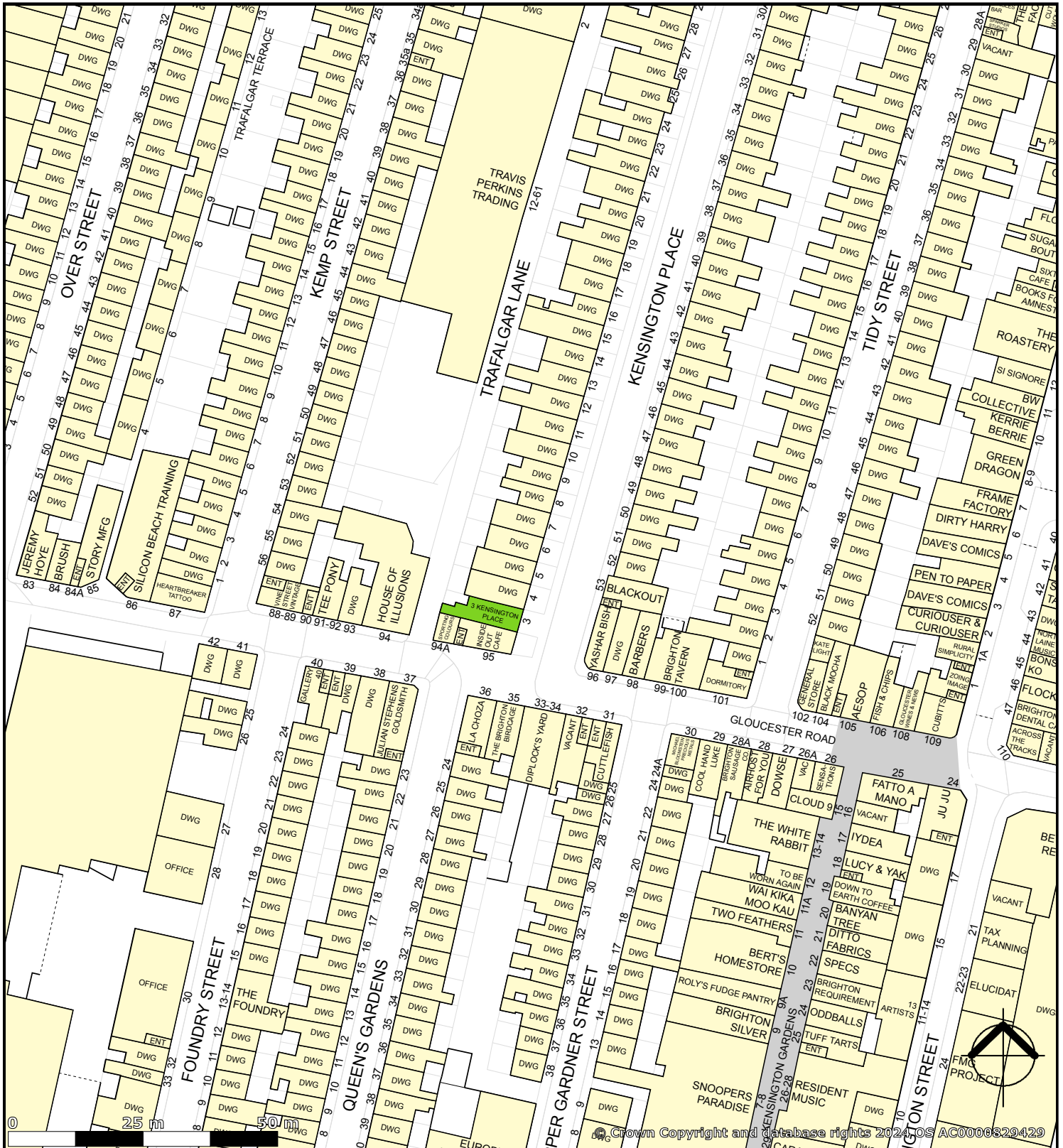
Approximately 470 sq ft (GIA)

Not to scale

All measurements are approximate and have been carried out for agency purposes only



3 Kensington Place, Brighton, BN1



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