



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

128 QUEENS ROAD

Brighton, BN1 3WB

MODERN RETAIL UNIT TO LET IN BRIGHTON CITY
CENTRE- AVAILABLE APRIL/MAY 2025

1,845 SQ FT

Eightfold
property

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

Summary

Available Size	1,845 sq ft
Rent	£39,950 per annum exclusive of rates VAT & all other outgoings.
Rates Payable	£19,461 per annum
Rateable Value	£39,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Description

Developed in approximately 2006 with the flats above the unit comprises a modern retail unit arranged over ground floor & basement. Features include electric roller shutters, air conditioning, as well as vinyl & tile flooring.

Location

The property occupies a prime position on Queens Road close to the junction of North Street and South of Brighton's main line station. Nearby occupiers include Boots, Run Company, Slim Chickens, Popeyes, ITSU and The Coal Shed. Churchill Square is to the south with the seafront a little further beyond that and Brighton's Lanes a short walk to the east.

Accommodation

The commercial accommodation comprises of the following

Name	sq ft	sq m
Ground	1,078	100.15
Basement	767	71.26
Total	1,845	171.41

Terms

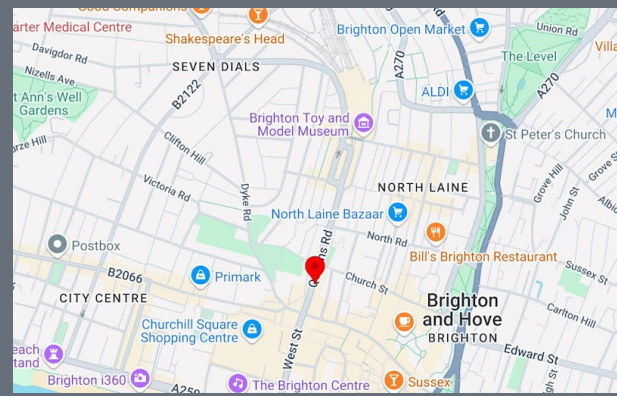
Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years. The current lease expires 17 April 2025 & will be available after this subject to vacant possession.

Rent Deposit

A rent deposit may be required subject to covenant strength of the incoming party.

AML

Relevant ID & proof of address will be required to comply with AML regulations.



Get in touch

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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 09/12/2024



Energy performance certificate (EPC)

128 Queens Road BRIGHTON BN1 3WB	Energy rating C	Valid until: 28 October 2029 Certificate number: 0180-0231-4109-6120-4092
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Property type **A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways**

Total floor area **215 square metres**

Rules on letting this property

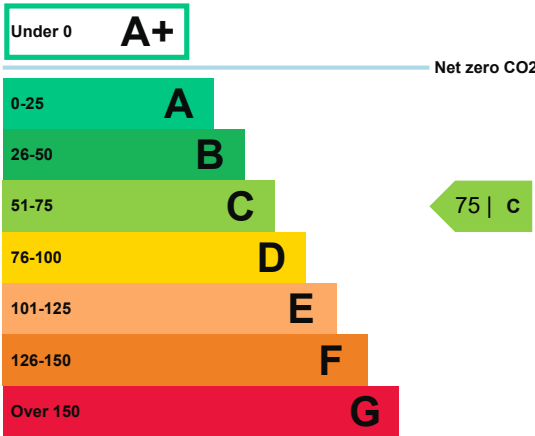
Properties can be let if they have an energy rating from A+ to E.

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.

Energy efficiency rating for this property

This property's current energy rating is C.



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 **39 | B**

If typical of the existing stock **113 | E**

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	4
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Building emission rate (kgCO ₂ /m ² per year)	108.79
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Primary energy use (kWh/m ² per year)	644
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0496-2204-0140-1190-8103\)](#).

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

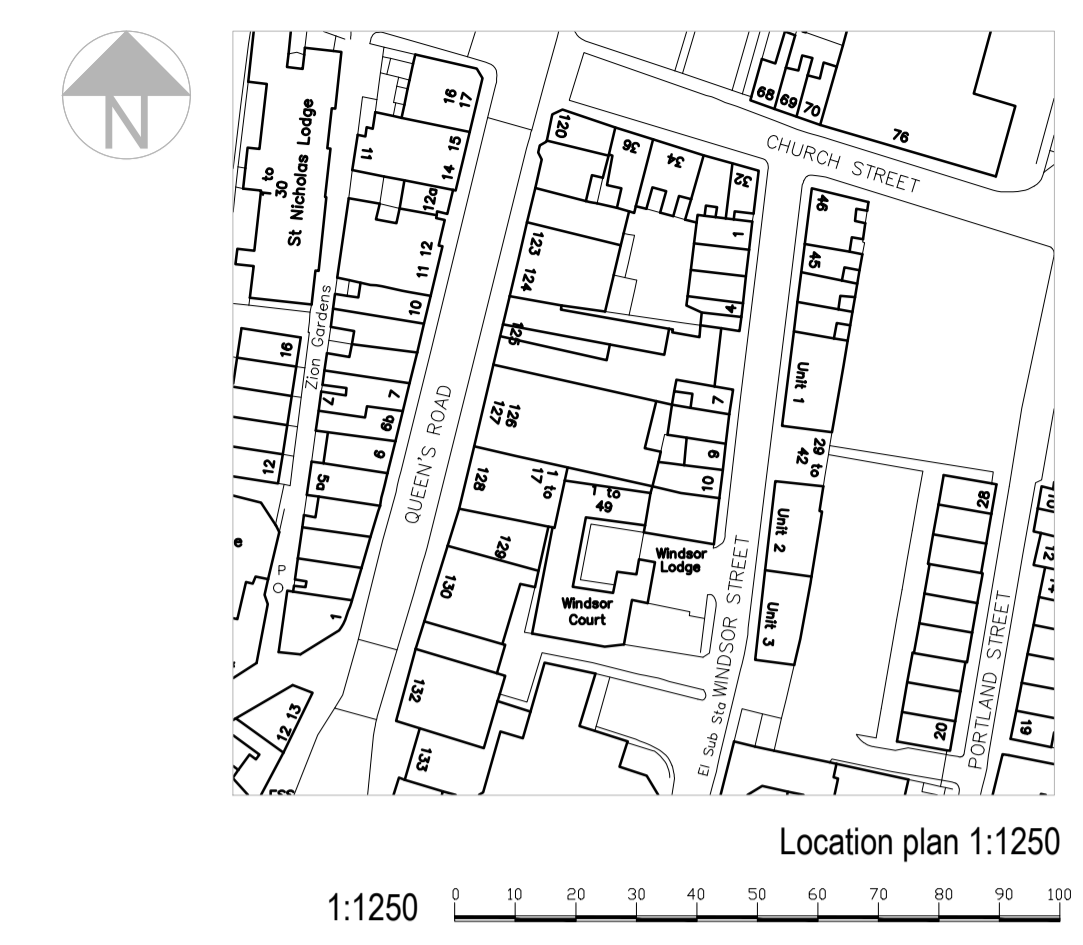
Assessor's name	Timothy Hill
Telephone	07513474760
Email	timothydavidhill@live.com

Accreditation scheme contact details

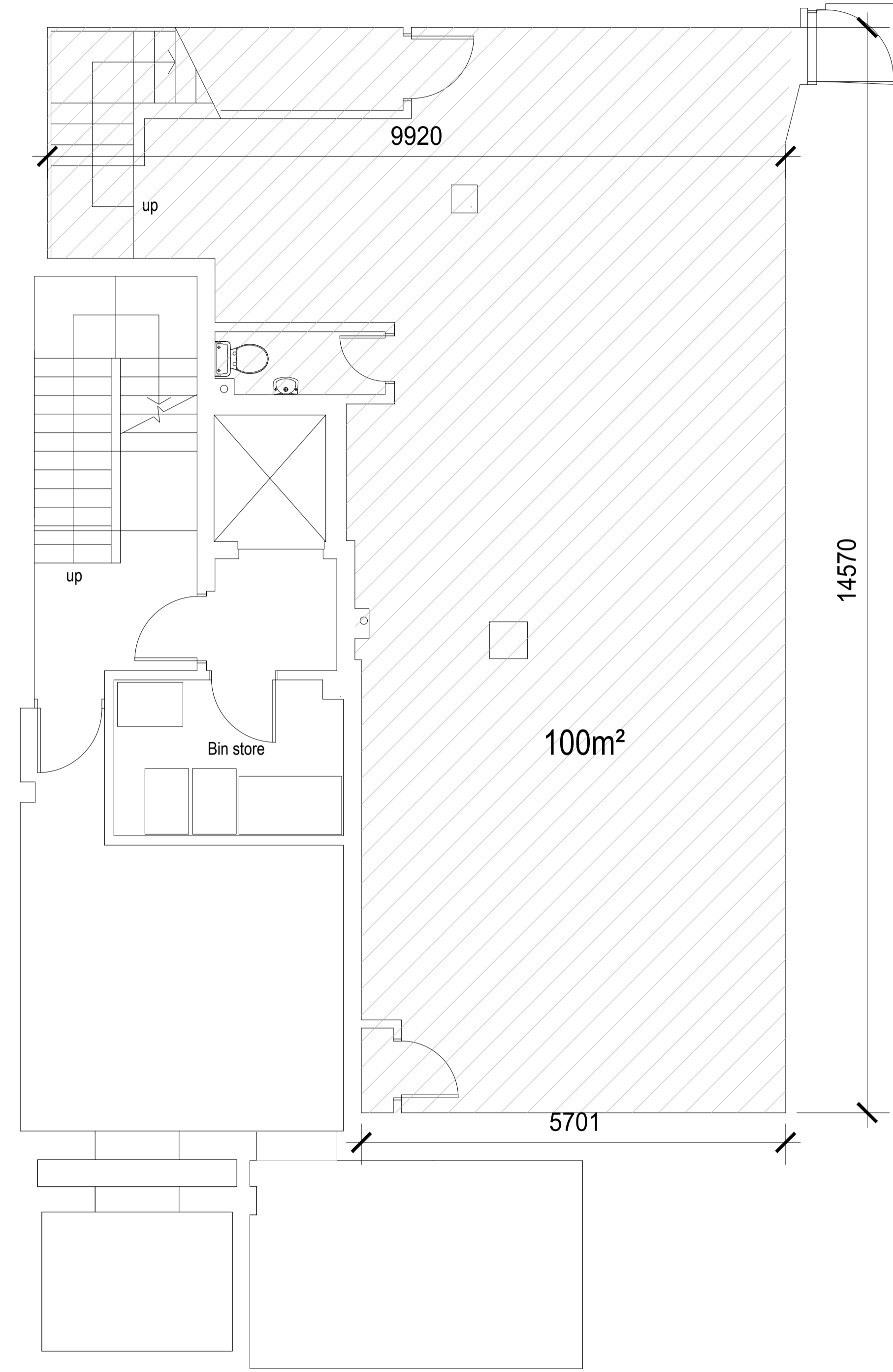
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023202
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

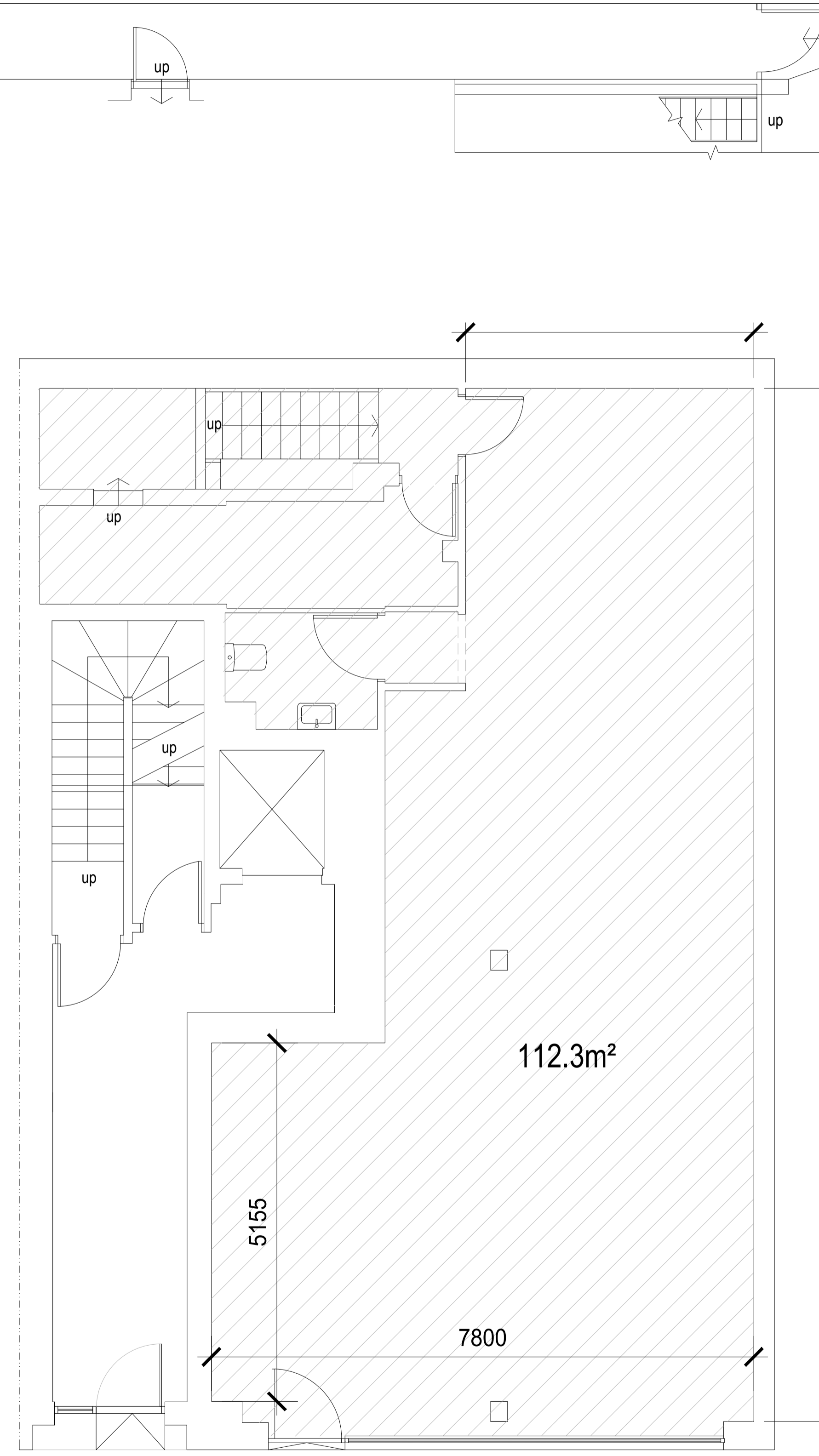
Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 October 2019
Date of certificate	29 October 2019



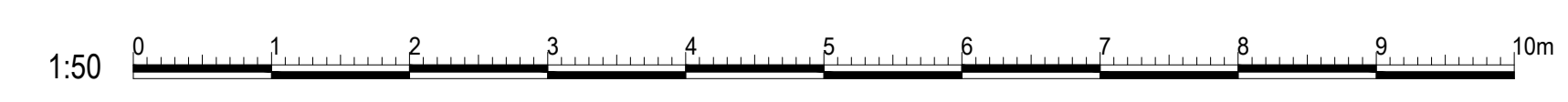
Location plan 1:1250
1:1250 0 10 20 30 40 50 60 70 80 90 100



Existing Basement Plan 1:50



Existing Ground Floor Plan 1:50



amendments	
bpm Architectural Services Ltd.	
client	Jon Hatley
project	128 Queens Road Brighton East Sussex BN1 3WB
project ref.	2783 Drawing No. 01
drawing title	Existing plans, elevations and sections
drawn by	L.F.
date	Nov 22 scale 1:50@A1
www.bpmnet.co.uk info@bpmnet.co.uk	
<small>Do not scale off drawing, check all goods materials workmanship to all dimensions on site before all conform with current building regs work is commenced BSS and COP's</small>	

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