



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

## UNIT 2

42 Bond Street, Brighton, BN1 1RD

DESIRABLE SHOP TO LET IN BRIGHTON'S FAMOUS  
NORTH LAINE

1,196 SQ FT

Eightfold  
property

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



# Summary

<b>Available Size</b>	1,196 sq ft
<b>Rent</b>	£35,000 per annum exclusive of rates, VAT & all other outgoings.
<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>	Not applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1,500 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to the release of papers.
<b>BER Rating</b>	D (76)

## Description

Forming part of Edge House (a purpose built office building) the property comprises a retail unit arranged over ground floor with a good quality basement where a kitchen and W/C are located.

## Location

The property is located on the eastern side of Bond Street, just north of the junction intersecting North Street. Bond Street is a vivid retail thoroughfare forming the start of the cosmopolitan North Laine which provides a wide variety of both local & national retailers, restaurants and bars which include Gresham Blake, Chilli Pickle, Bagelman, Pecksniffs, Costa, Franca Manca & 5 Guys.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	449	41.71
Basement	747	69.40
<b>Total</b>	<b>1,196</b>	<b>111.11</b>

## Terms

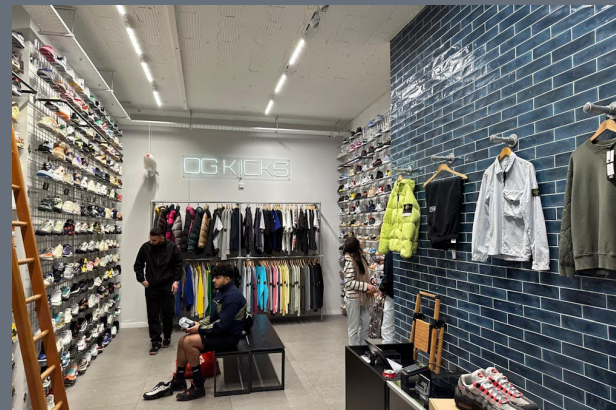
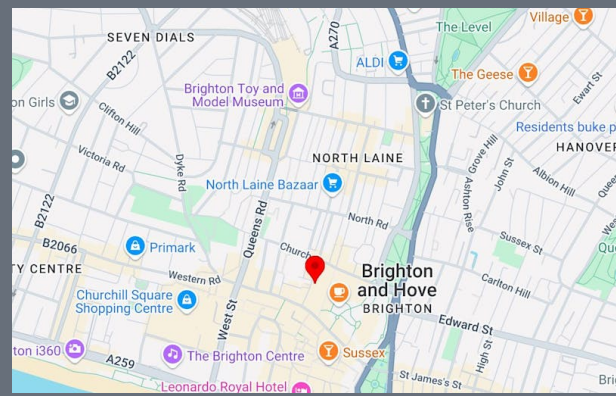
The landlord has indicated that they would be open to a surrender of current lease and granting of a new lease at a rent of £35,000 PAX for a minimum term of 5 years. Subject to status the landlord will require a rental deposit up to 6 months' rent and or a personal guarantee.

## AML

All Parties will be required to provide the relevant anti money laundering documents prior to release of documentation.

## Alarm

There is currently an alarm in place at the property which can be retained by way of separate negotiation with the current tenant if not it will be removed. Please ask for further information.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

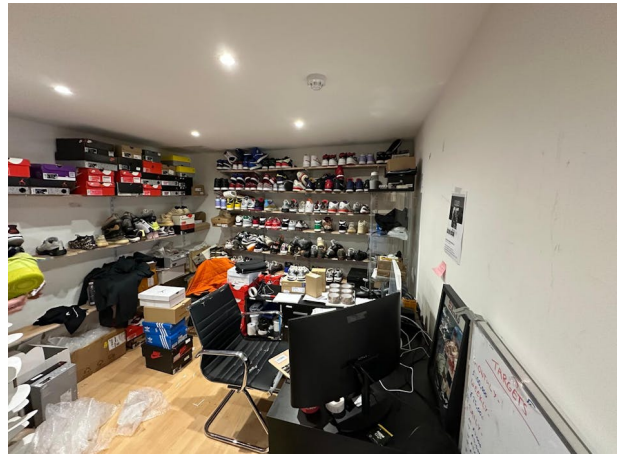
**Jack Bree**

01273 672999  
jack@eightfold.agency

## Eightfold Property

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# Energy performance certificate (EPC)

42 BOND STREET BRIGHTON BN1 1RD	Energy rating	Valid until: <b>11 November 2030</b>
	<b>D</b>	Certificate number: <b>2060-3400-2000-3299-6221</b>

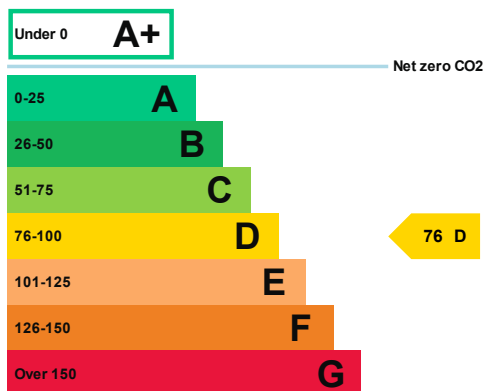
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	124 square metres

## 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 D.



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

**27 B**

If typical of the existing stock

**78 D**

## 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)	70.1
Primary energy use (kWh/m <sup>2</sup> per year)	415

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4609-2240-6002-0020-2392\)](#).

## 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	Rebecca Cheney
Telephone	07967381384
Email	<a href="mailto:beckycheney1@gmail.com">beckycheney1@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	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Go Energy Assess
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 October 2020
Date of certificate	12 November 2020



**-01** Basement Plan



**+00** Ground Floor Plan



0 5m 10m 15m



**brightonleaseplans**

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42 South Street  
 Brighton  
 BN1 1AB

Level Plan  
 Elevation

Rev: 2020  
 20-001-1

as shown  
 6



Unit 2, 42 Bond Street, Brighton, BN1

