



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

20 MARKET STREET

Brighton, BN1 1HH

OUTSTANDING RETAIL UNIT TO LET IN BRIGHTON
LANES AREA- AVAILABLE MAY 2025

572 SQ FT

Eightfold
property

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

Summary

| | |
|-----------------------|---|
| Available Size | 572 sq ft |
| Rent | £30,000 per annum exclusive of rates, VAT & all other outgoings |
| Rates Payable | £6,986 per annum Subject to status, a small business rates relief may be available on this property. |
| Rateable Value | £14,000 |
| Service Charge | A service charge will be payable which will be based on a fair proportion of expenditure to the building. |
| VAT | Applicable |
| Legal Fees | 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. |
| EPC Rating | C (59) |

Description

A very well-presented retail unit arranged over ground floor & basement levels. The ground floor comprises a sales area and the basement space is made up of further sales space, a kitchenette, WC and various storage cupboards.

Location

The property is situated on Market Street Brighton in the heart of the Lanes area surrounded by a variety of fantastic occupiers such as Knoop's, Permit Room by Dishoom, Burger & Lobster, Molton Brown, Hugo Boss, Lost in the Lanes & Orelia. Brighton seafront is a short walk to the south whilst Churchill Sq Shopping centre, The North Laine & Brighton Station are all a few minutes walk away.

Accommodation

The accommodation comprises the following areas:

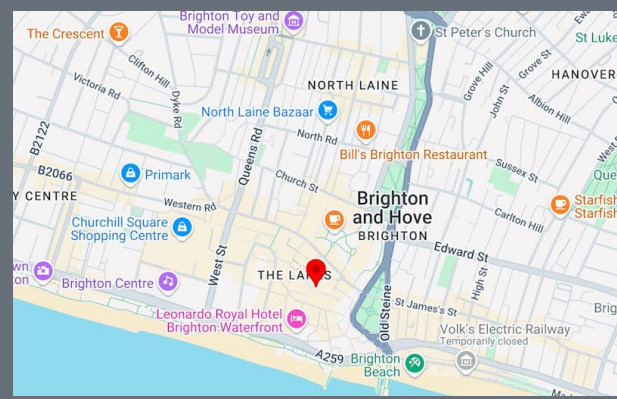
| Name | sq ft | sq m |
|--------------|------------|--------------|
| Ground | 176 | 16.35 |
| Basement | 396 | 36.79 |
| Total | 572 | 53.14 |

Terms

Available to let by way of a new effective, full repairing and insuring lease for a minimum terms of 5 years. Subject to status, a rental deposit of 3-6 months rent will be required.

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations.



Get in touch

Max Pollock

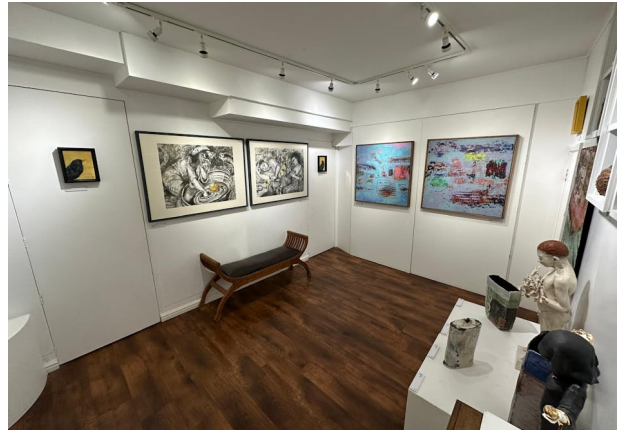
01273 672999 | 07764 794936
max@eightfold.agency

Jack Bree

01273 672999
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 19/01/2025



Energy performance certificate (EPC)

| | | | |
|---|---------------|---------------------|--------------------------|
| 20 Market Street BRIGHTON BN1 1HH | Energy rating | Valid until: | 6 June 2033 |
| | C | Certificate number: | 3906-2237-6002-0006-2006 |

Property type: Retail/Financial and Professional Services

Total floor area: 58 square metres

Rules on letting this property

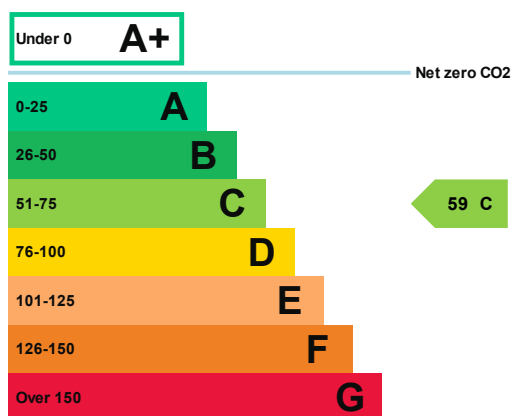
Properties can be let if they have an energy rating from A+ to E.

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

0 A

If typical of the existing stock

45 B

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) | 24.98 |
| Primary energy use (kWh/m ² per year) | 259 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0063-0202-2407-6906-2000\)](/energy-certificate/0063-0202-2407-6906-2000).

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 | beckycheney1@gmail.com |

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 | info@quidos.co.uk |

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 | 1 June 2023 |
| Date of certificate | 7 June 2023 |

Floorplan

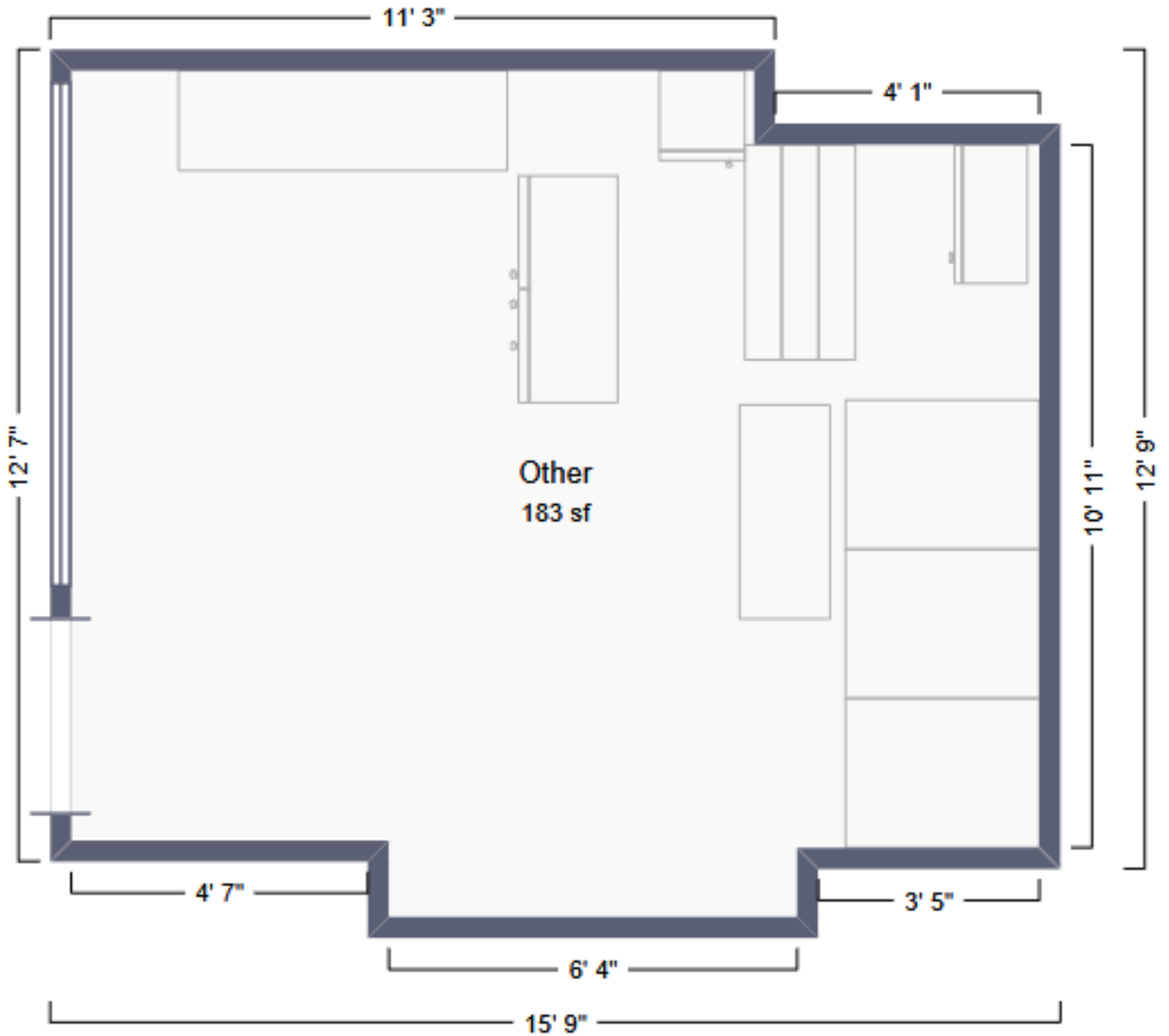
20 Market Street, Brighton, BN1 1HH

Approximately 649 sq ft (GIA)

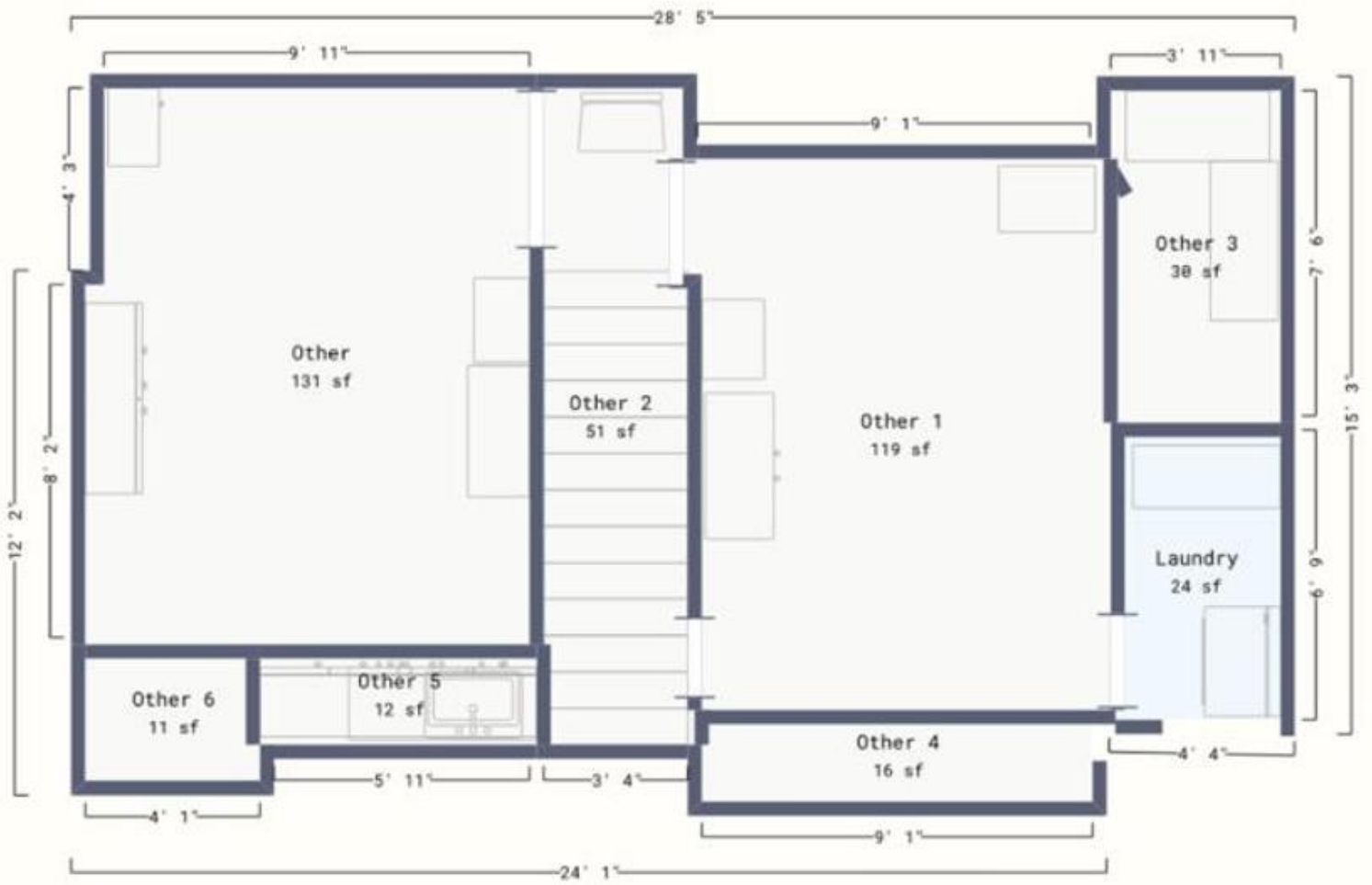
Not to scale

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

Ground Floor – 202 sq ft (GIA)



Basement – 447 sq ft (GIA)



20 Market Street, Brighton, BN1

