



LIGHT INDUSTRIAL / OFFICE / RETAIL / RETAIL - IN TOWN TO LET

## 2 VICTORIA STREET

Brighton, BN1 3FP

COMMERCIAL UNIT SUITABLE FOR A VARIETY OF  
USES IN CENTRAL BRIGHTON

566 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	566 sq ft
<b>Rent</b>	£15,500 per annum exclusive of rates, service charge, VAT & all other outgoings.
<b>Rates Payable</b>	£4,241.50 per annum Subject to status, 100% rates relief may be available on this property.
<b>Rateable Value</b>	£8,500
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Incoming party to make a contribution of £1,500 plus VAT towards the landlord legal fees. An unconditional undertaking to be provided prior to the release of papers.
<b>EPC Rating</b>	E (118)

## Description

An outstanding space suitable for a variety of uses. The space comprises one main room, storage and W/C at ground floor level with an additional room and Kitchenette at first floor level. The barn doors fronting Victoria Street are operational & can be opened to create a feature access.

## Location

The property is located on the western side of Victoria Street, just north of the junction intersection with Upper North Street. Churchill Square Shopping Centre is a short walk to the southeast with Brighton Railway station to the northeast. Local occupiers include Sainsbury's Local, CEX, Café Nero & Primark in addition to a mixture of local and national occupiers.

## Accommodation

The accommodation comprises the following areas:

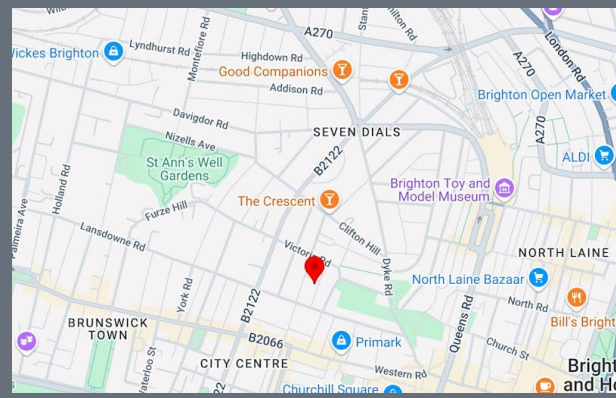
Name	sq ft	sq m
Ground	291	27.03
1st	275	25.55
<b>Total</b>	<b>566</b>	<b>52.58</b>

## Terms

Available by way of a new full repairing and insuring lease for a minimum term of 5 years at a rent of £15,000 PAX. Subject to status, the landlord will require a rental deposit of 6 months' rent.

## AML

Potential tenants will be required to provide appropriate identification & proof of address in line with anti-money laundering 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 23/01/2025



# Energy performance certificate (EPC)

2, Victoria Street BRIGHTON BN1 3FP	Energy rating	Valid until:	27 June 2029
	<b>E</b>	Certificate number:	0260-9984-0321-4630-1024

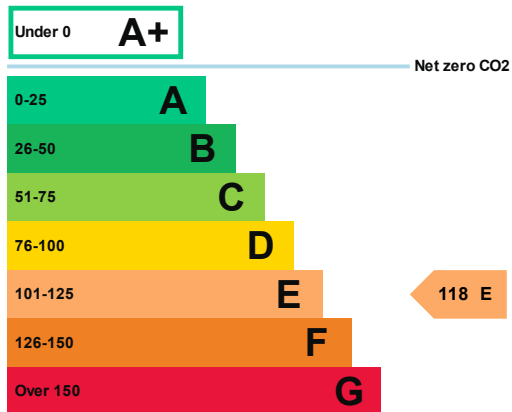
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	53 square metres

## 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 E.



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

25 A

If typical of the existing stock

74 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)	192.07
Primary energy use (kWh/m <sup>2</sup> per year)	1136

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9942-4036-0812-0100-6425\)](/energy-certificate/9942-4036-0812-0100-6425).

## 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	Timothy Hill
Telephone	07513474760
Email	<a href="mailto:timothydavidhill@live.com">timothydavidhill@live.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/023202
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

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	26 June 2019
Date of certificate	28 June 2019

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# Floorplan

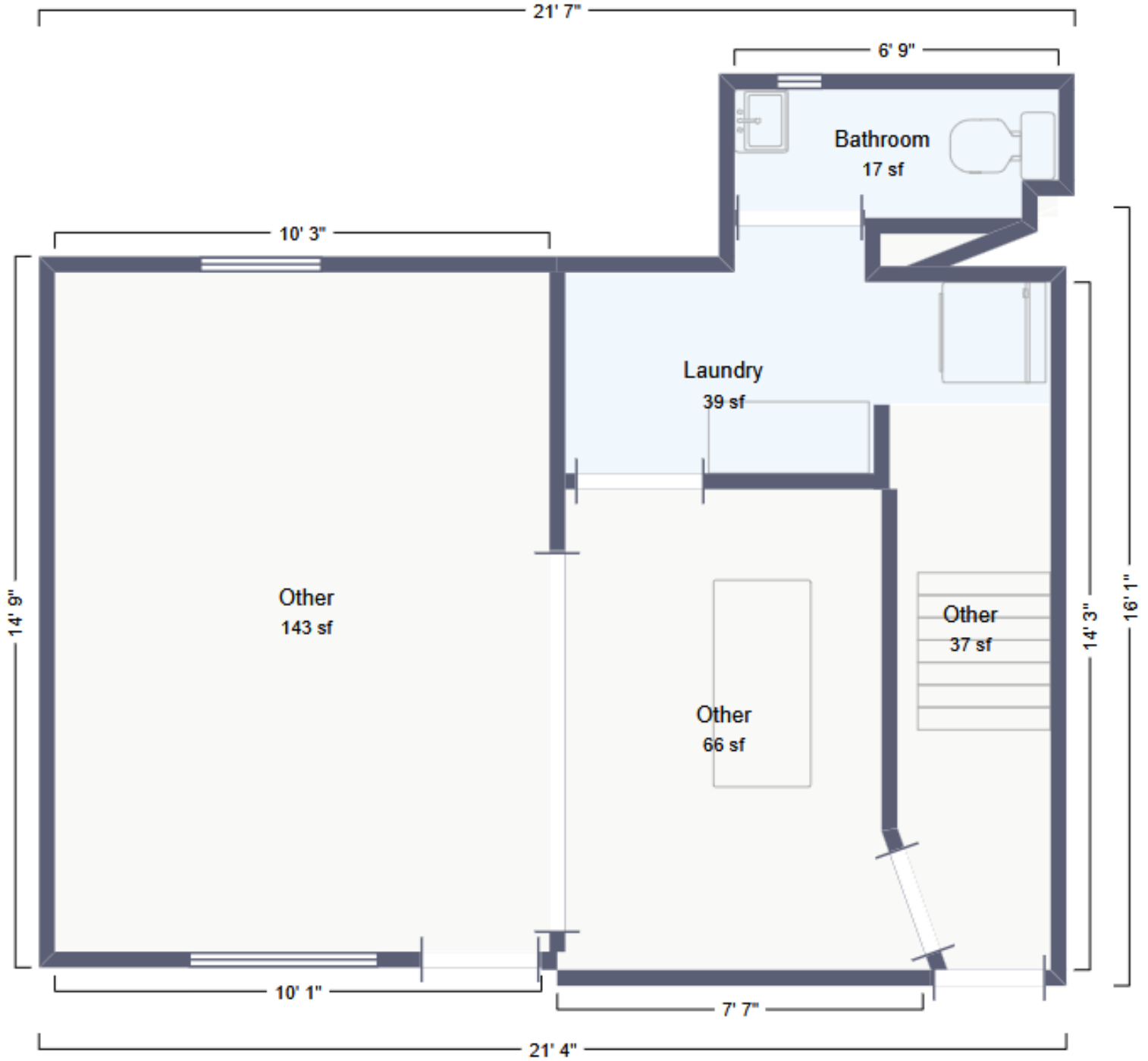
2 Victoria Street, Brighton, BN1 3FP

Approximately 662 sq ft (GIA)

Not to scale

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

## Ground Floor – 345 sq ft (GIA)



**First Floor – 317 sq ft (NIA)**

