



89 St James's Street

Brighton, BN2 1TP

**Well fitted restaurant & takeaway located in a popular Kemptown location.**

**402 sq ft**  
(37.35 sq m)

- Rent £16,000 PAX
- Premium £45,000
- Well fitted
- Extraction in place
- 100% Small business rate relief available
- Turnkey operation.

# 89 St James's Street, Brighton, BN2 1TP

## Summary

Available Size	402 sq ft
Passing Rent	£16,000 per annum
Premium	£45,000
Rates Payable	£4,091.80 per annum
	The above figure is payable if the incoming tenant has other commercial premises. If they have no other premises they may qualify for 100% small business rate relief. Taken from 2023 Valuation.
Rateable Value	£8,200
VAT	To be confirmed
Legal Fees	Upon Enquiry
EPC Rating	D (82)

## Description

A well presented restaurant & takeaway premises arranged over ground floor & basement. A double fronted unit accessed from the eastern side of the property leading into an area for seating with further seating on the western side of the property. At the rear is a well fitted kitchen & prep area with items including a commercial griddle, 4 ring gas hob & extraction.

## Location

The property is situated in a central position on the southern side of St James's Street Brighton. St James's street is located to the east of the city within the very popular Kemptown area. Nearby occupiers include Wolfox, Oxfam, Starbucks, Boots & Purezza.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	336	31.22
Basement	66	6.13
<b>Total</b>	<b>402</b>	<b>37.35</b>

## Terms

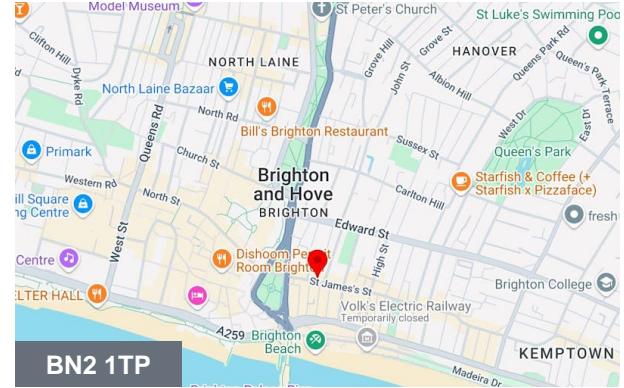
Available by way of assignment of existing effective full repairing & insuring lease for a term of 10 years from 14 July 2022 at a rent of £16,000 per annum exclusive. There is an upward only rent review & tenant only break on the 5th anniversary.

## Premium

Premium offers are invited in the region of £45,000 for the benefit of the lease & fixtures & fittings.

## Viewings

Through tenants agent Eightfold Property.



## Viewing & Further Information



**James Hawley**

01273 672999 | 07935 901877  
james@eightfold.agency



**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency



**Jack Bree**

01273 672999  
jack@eightfold.agency



# Energy performance certificate (EPC)

89 ST JAMES'S STREET  
BRIGHTON  
BN2 1TP

Energy rating

D

Valid until: 25 March 2031

Certificate number: 7916-2976-2025-6929-8498

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

62 square metres

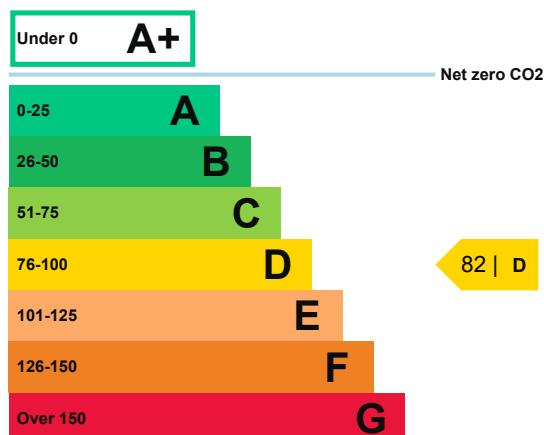
## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is D.

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 | B

If typical of the existing stock

92 | D

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
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	199.73
Primary energy use (kWh/m2 per year)	1181

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7209-8970-4562-4959-5504\)](#).

## 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	Gary Romaine
Telephone	0800 170 1201
Email	<a href="mailto:admin@easyepc.org">admin@easyepc.org</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023158
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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	24 March 2021
Date of certificate	26 March 2021

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89 St. James's Street, Brighton, BN2



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