



RETAIL TO LET

## 42 GARDNER STREET

Brighton, BN1 1UN

A superb shop & basement to let by assignment  
situated in Gardner Street, Brighton

669 SQ FT

**Eightfold**  
property

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

# Summary

Available Size	669 sq ft
Passing Rent	£25,000 per annum
Premium	£15,000
Rates Payable	£11,601.75 per annum 1 April 23
Rateable Value	£23,250
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £2000 plus VAT toward the legal costs of the assignor & the landlord. An unconditional undertaking to be provided prior to documents being sent.
EPC Rating	C (72)

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales area	367	34.10
Basement	302	28.06
<b>Total</b>	<b>669</b>	<b>62.16</b>

## Description

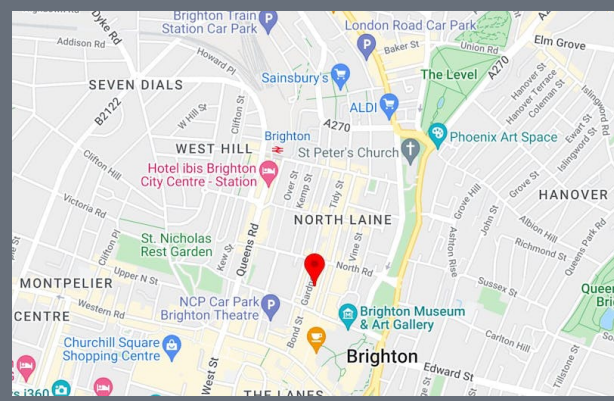
An attractive shop premises arranged over ground floor & basement that forms part of a terrace of shop units. The property is in good decorative order & has for over 10 years traded as an up-market clothing boutique.

## Location

The property is located in a central position on the eastern side of Gardner Street in Brighton's North Laine. The North Laine is a desirable location within Brighton, attracting shoppers from far & wide with it's diverse mix of predominantly independent retailers creating a unique shopping experience. Nearby occupiers include Gresham Blake Bespoke Tailors, Flint Owl Bakery, Bird & Blend Tea Co. & Gelato Gusto Ice Cream Parlour.

## Terms

Available by way of assignment of existing internal & shopfront repairing lease for a term expiring March 2026 at a rent of £25,000 PAX with premium offers invited in the region of £15,000 for the benefit of the leasehold interest.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

01273 672999 | 07935 901 877  
james@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 16/05/2024



# Energy performance certificate (EPC)

42 Gardner Street BRIGHTON BN1 1UN	Energy rating <b>C</b>	Valid until: <b>6 April 2032</b>
		Certificate number: <b>4572-7155-7000-9696-4432</b>

## Property type

A1/A2 Retail and Financial/Professional services

## Total floor area

86 square metres

## Rules on letting this property

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

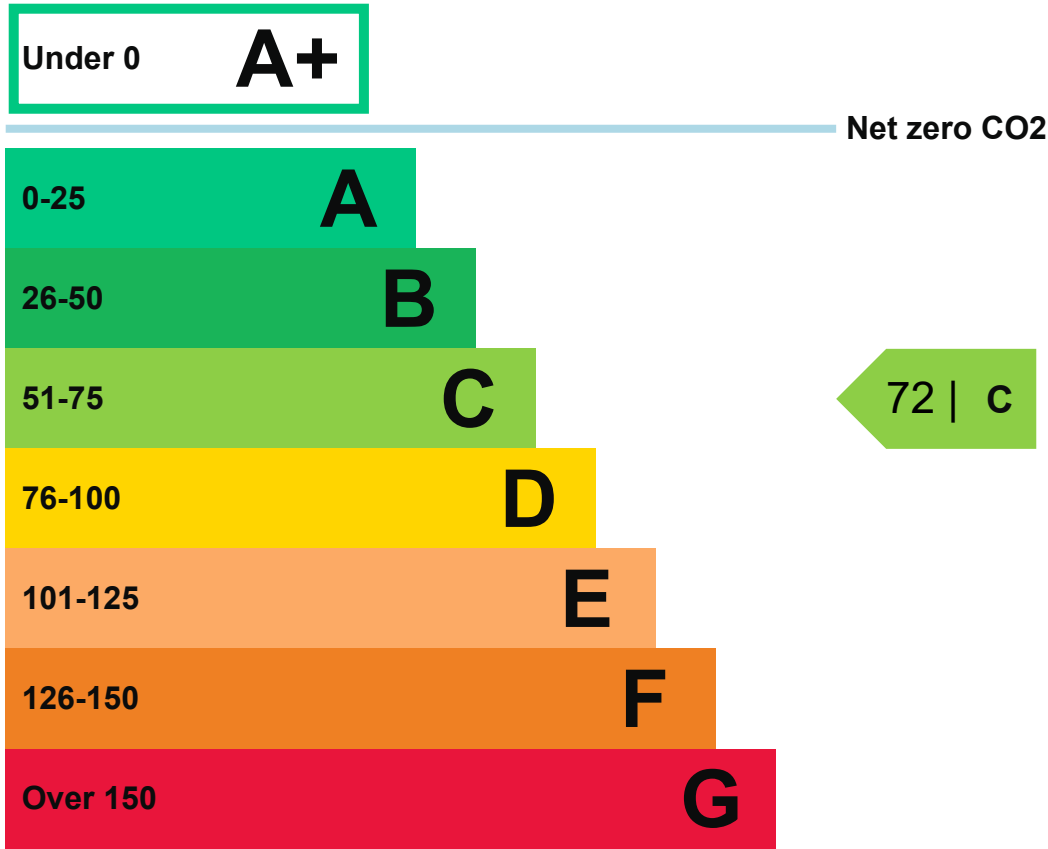
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom\\_Private\\_Rented\\_Property\\_Minimum\\_Standard\\_-\\_Landlord\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is C.



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

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



#### If typical of the existing stock



### Breakdown of this property's energy performance

#### Main heating fuel

Grid Supplied Electricity

#### Building environment

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

60.71

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

359

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6510-1983-3340-9376-5647\)](/energy-certificate/6510-1983-3340-9376-5647).

## 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

Stuart Foster

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### Telephone

01273458484

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### Email

[info@skyline-epc.com](mailto:info@skyline-epc.com)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/007985

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details****Employer**

Skyline Energy Assessors

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**Employer address**

6 Skyline View, Peacehaven, BN10 8EL

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Date of assessment**

6 April 2022

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**Date of certificate**

7 April 2022

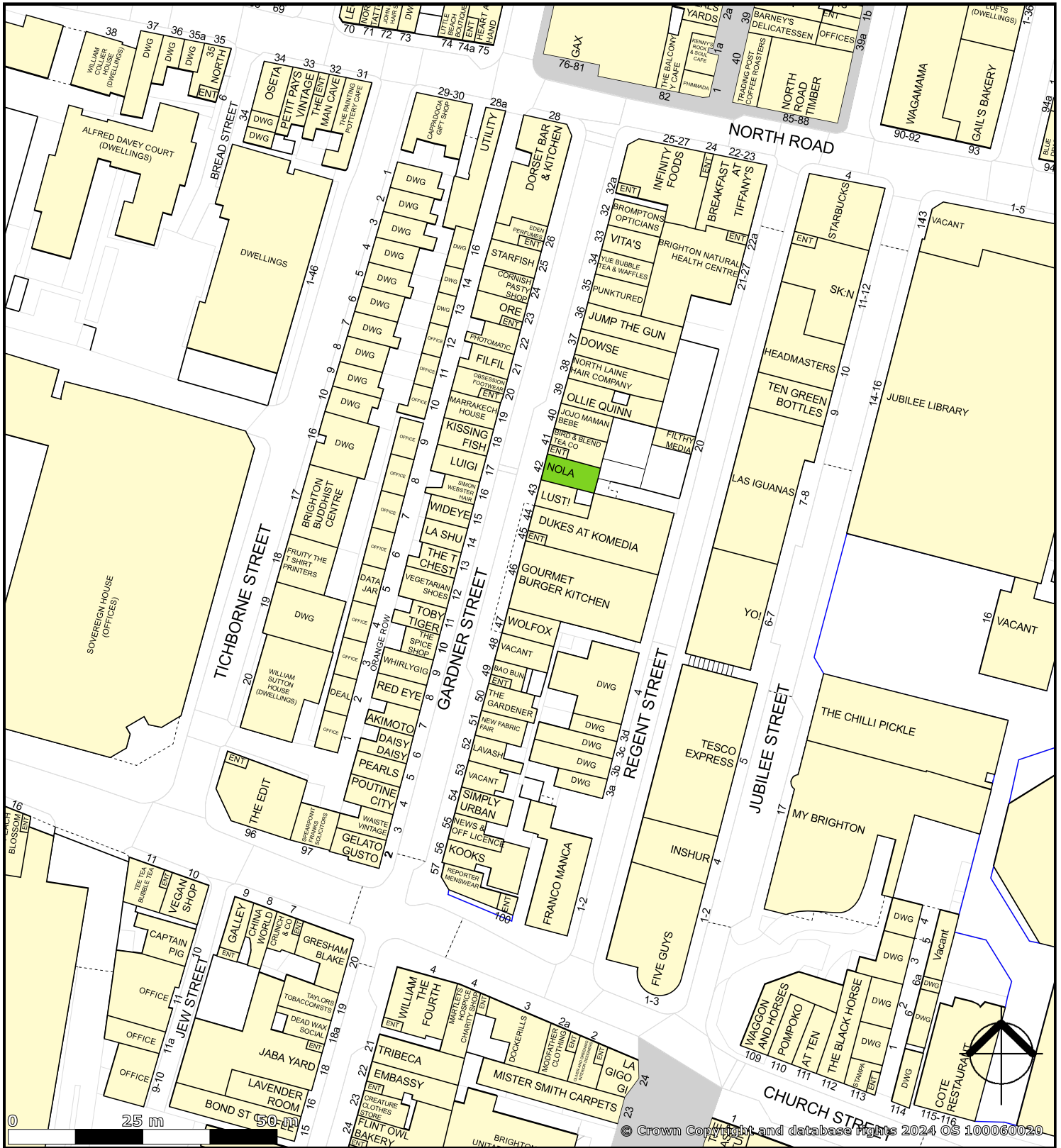
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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Nola Boutique, 42 Gardner Street, Brighton, BN1



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