



138 Preston Drive

Brighton, BN1 6FJ

**Character property located
in the desirable Fiveways
area to let by assignment**

945 sq ft
(87.79 sq m)

- Rent £19,000 PAX
- Desirable Fiveways location
- Split level premises
- Feature window
- To let by way of assignment of existing lease

138 Preston Drive, Brighton, BN1 6FJ

Summary

Available Size	945 sq ft
Passing Rent	£19,000 per annum
Premium	£5,000
Rates Payable	£4,990 per annum The property may qualify for 100% small business rate relief, interested parties should make their own enquiries to confirm.
Rateable Value	£10,000
Service Charge	The tenant will be responsible for 50% of repairs to the structure of the building as required .
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £2,000 plus VAT towards the legal costs of the assignor & the landlord. An unconditional undertaking to be provided prior to the release of papers.
EPC Rating	D (84)

Description

A charming retail unit arranged over ground, upper ground, lower ground & basement levels with a WC situated at lower ground floor. Formerly a chemist for many years features include 2 feature stain glass & leaded windows above the main shop windows.

Location

The subject premises is situated on the southern side of Preston Drive, close to the Fiveways junction with Ditchling Road, Stanford Avenue & Hollingbury Road. Nearby occupiers also include Rustico, Fiveways Arts & Crafts, Tilt, Wigwam & The CO-OP

Accommodation

The accommodation comprises of the following

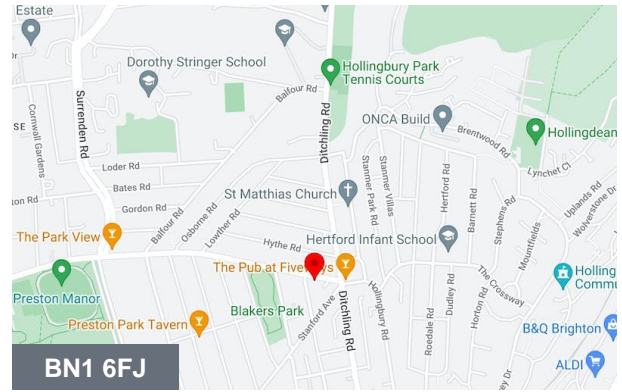
Name	sq ft	sq m
Ground	338	31.40
Upper Ground	163	15.14
Lower Ground	163	15.14
Basement	281	26.11
Total	945	87.79

Terms

Available by way of assignment of existing effective full repairing & insuring lease for a term of 5 years from February 2022. The lease is excluded from sections 24-28 of the landlord & tenant act 1954.

Trading Hours & Use

The lease restricts trading hours to 9am & 6pm Monday to Saturday inclusive. The property is allowed to be used as a high end furniture shop with ancillary sale of gifts, accessories & clothing within Use Class E. Any other use subject within class E subject to the landlords discretion.



Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency







Energy performance certificate (EPC)

Boots the Chemists Ltd 138 Preston Drove BRIGHTON BN1 6FJ	Energy rating D	Valid until: 10 June 2025 Certificate number: 0060-1975-0385-4110-6070
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Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **96 square metres**

Rules on letting this property

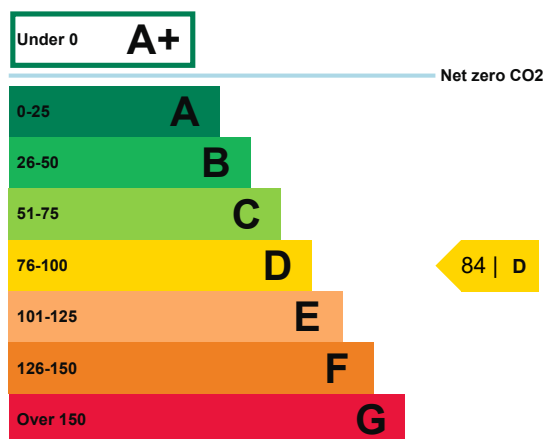
Properties can be let if they have an energy rating from A+ to E.

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.

Energy efficiency rating for this property

This property's current energy rating is D.



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

30 | B

If typical of the existing stock

89 | D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	70.74
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9147-4016-0758-0600-1501\)](#).

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	Keith Fox
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Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO000531
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 June 2015
Date of certificate	11 June 2015
