



## 41 High Street

Rottingdean, Brighton, BN2 7HE

**WELL LOCATED COFFEE  
SHOP TO LET BY WAY OF  
ASSIGNMENT- 3 MONTHS  
RENT FREE AVAILABLE**

**1,263 sq ft**  
(117.34 sq m)

- Rent £25,000 pax
- 3 MONTHS RENT FREE
- Grade II Listed Building
- Within the Rottingdean Conservation Area
- Outside Space

## Summary

<b>Available Size</b>	1,263 sq ft
<b>Passing Rent</b>	£25,000 per annum
<b>Premium</b>	Nil
<b>Rates Payable</b>	£12,724.50 per annum Based on 2023 valuation.
<b>Rateable Value</b>	£25,500
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	The incoming tenant to cover the Landlords reasonable legal fees. An unconditional undertaking to be provided prior to release of papers.
<b>EPC Rating</b>	D (81)

## Description

A detached former bank premises previously trading as Costa Coffee. Accessed via a central doorway, the space is predominantly open plan with a W/C, Prep room & storage to the rear. Flint with brick dressings and half-timber, this character building is Grade II listed due to its architectural beauty. The property also benefits from outside space both in front of the unit & to the rear. Some fixtures & fittings can remain in the property for potential suitors.

## Location

The subject property is situated on the Western side of The High Street in the picturesque coastal village of Rottingdean. The village has a great history with former residents including Rudyard Kipling & is considered a desirable location to reside. Rottingdean is situated approximately 4 miles to the East of Brighton City centre and can be accessed via the main A259 South Coast Road or alternatively from the north via Woodingdean and the A27. The village has a number of independent occupiers in addition to multiple larger occupiers including Budgens, Tesco and Lloyds pharmacy.

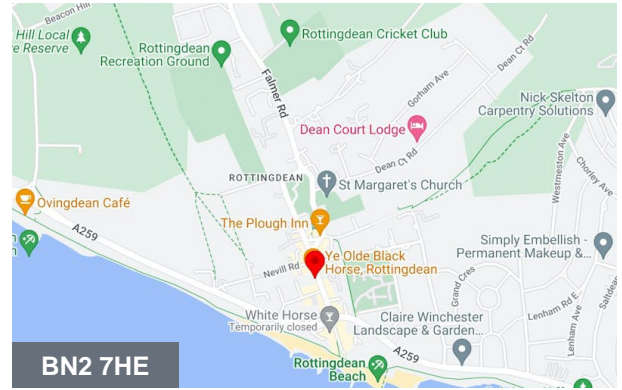
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Coffee Shop	1,263	117.34
<b>Total</b>	<b>1,263</b>	<b>117.34</b>

## Terms

Available by way of assignment of the existing lease for a term of 15 years from 2017 with provision for a rent review on the 5th and 10th anniversary. Subject to status, a rent deposit up to 6 months may be required. 3 months rent free is available subject to incoming tenants status.

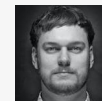


## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936  
max@eightfold.agency



### James Hawley

01273 093767 | 07935 901 877  
james@eightfold.agency

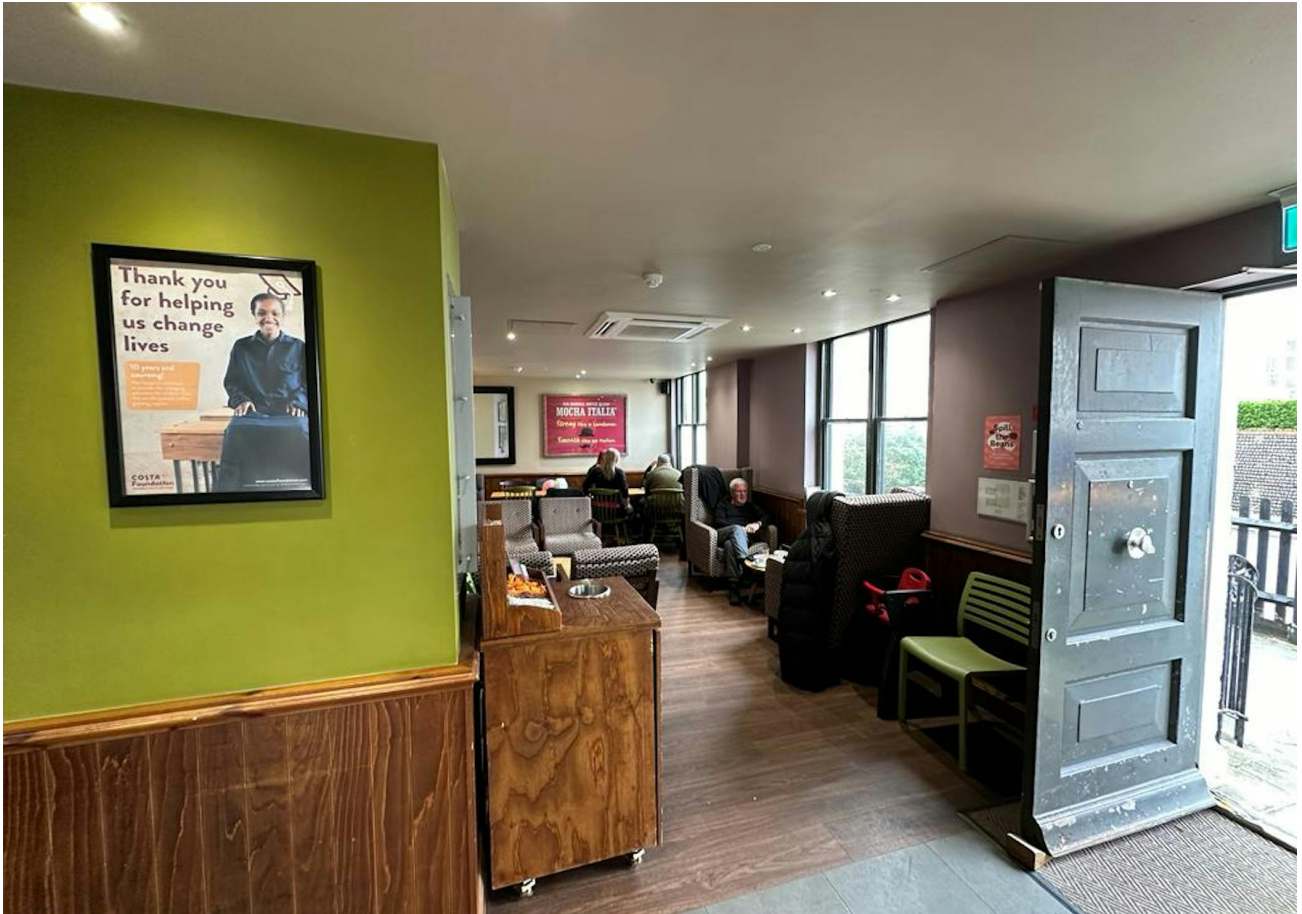


### Jack Bree

01273 109121  
jack@eightfold.agency











# Energy performance certificate (EPC)

41 High Street Rottingdean BRIGHTON BN2 7HE	Energy rating <b>D</b>	Valid until: <b>17 August 2027</b>
		Certificate number: <b>0830-0833-1889-3898-4006</b>

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	117 square metres

## Rules on letting this property

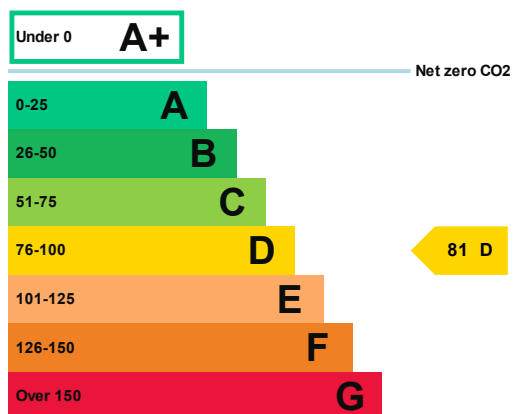
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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

37 B

If typical of the existing stock

107 E

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	205.13
Primary energy use (kWh/m <sup>2</sup> per year)	1213

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0980-3984-0483-1880-8030\)](/energy-certificate/0980-3984-0483-1880-8030).

## 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	Damian Williamson
Telephone	0203 397 8220
Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.co.uk</a>

### 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	QUID206214
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Damian Williamson
Employer address	30 Edwin Court, Fratton Way, Southsea, PO4 8FR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 August 2017
Date of certificate	18 August 2017

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# 41 High Street, Rottingdean- not to scale for indicative purposes only

Approximately 1335 sf total

