



45B London Road

Brighton, BN1 4JD

**GROUND FLOOR LOCK UP
SHOP TO LET IN BUSY
SHOPPING
THOROUGHFARE**

770 sq ft
(71.54 sq m)

- RENT £20,500 PAX
- NEW LEASE
- BUSY SHOPPING STREET
- CLOSE TO NEW & EXCITING DEVELOPMENTS

45B London Road, Brighton, BN1 4JD

Summary

Available Size	770 sq ft
Rent	£20,500 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£7,859.25 per annum The building is in need of re-assessment as the existing valuation also includes the 1st & 2nd floor which no longer form part of the property. As such it is thought that the property when re-valued could qualify for small business rate relief.
Rateable Value	£15,750
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	E (116)

Description

Comprising a ground floor open plan lock up shop unit. an office/ kitchen & WC are located on the lower ground floor to the rear whilst there is further storage in the basement.

Location

The property is situated on the western side of London Road in a central position close to occupiers including Taj, Pure Gym, Superdrug, WH Smith, Al Campo Lounge & the Unbarred Brewery. Brighton Station is only a short walk away along with the North Laine.

Accommodation

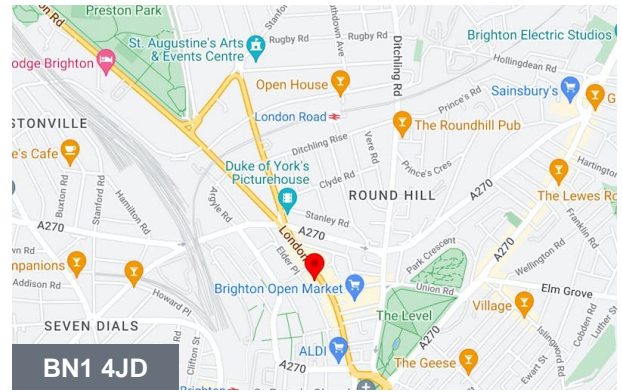
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop	456	42.36
Lower Ground - Office/ Kitchen	64	5.95
Basement - Storage	250	23.23
Total	770	71.54

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years certain at a rent of £20,500 pax.

The property will be available towards the end of May 2024.



Viewing & Further Information



Max Pollock

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James Hawley

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Energy performance certificate (EPC)

Scope
45b London Road
BRIGHTON
BN1 4JD

Energy rating

E

Valid until: **16 March 2025**

Certificate number: **9830-3077-0850-0900-6491**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	226 square metres

Rules on letting this property

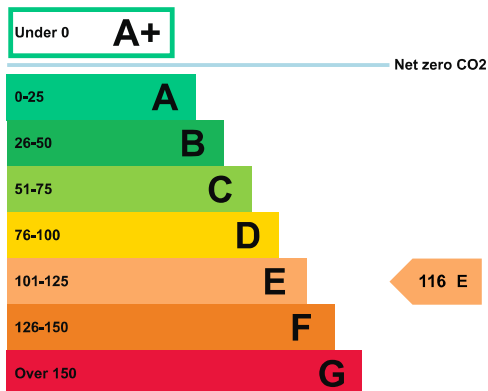
Properties can be let if they have an energy rating from A+ to E.

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

28 B

If typical of the existing stock

83 D

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 ₂ /m ² per year)	79.02

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0680-0945-3809-0797-4002\)](#).

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	Robert Beatty
Telephone	07768 053030
Email	robertbeatty@mac.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

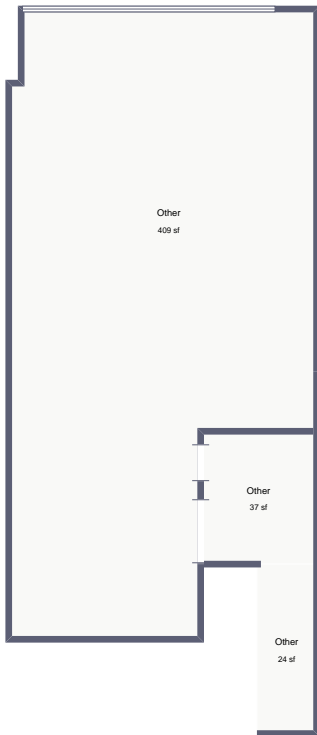
Accreditation scheme	NHER
Assessor's ID	NHER001373
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

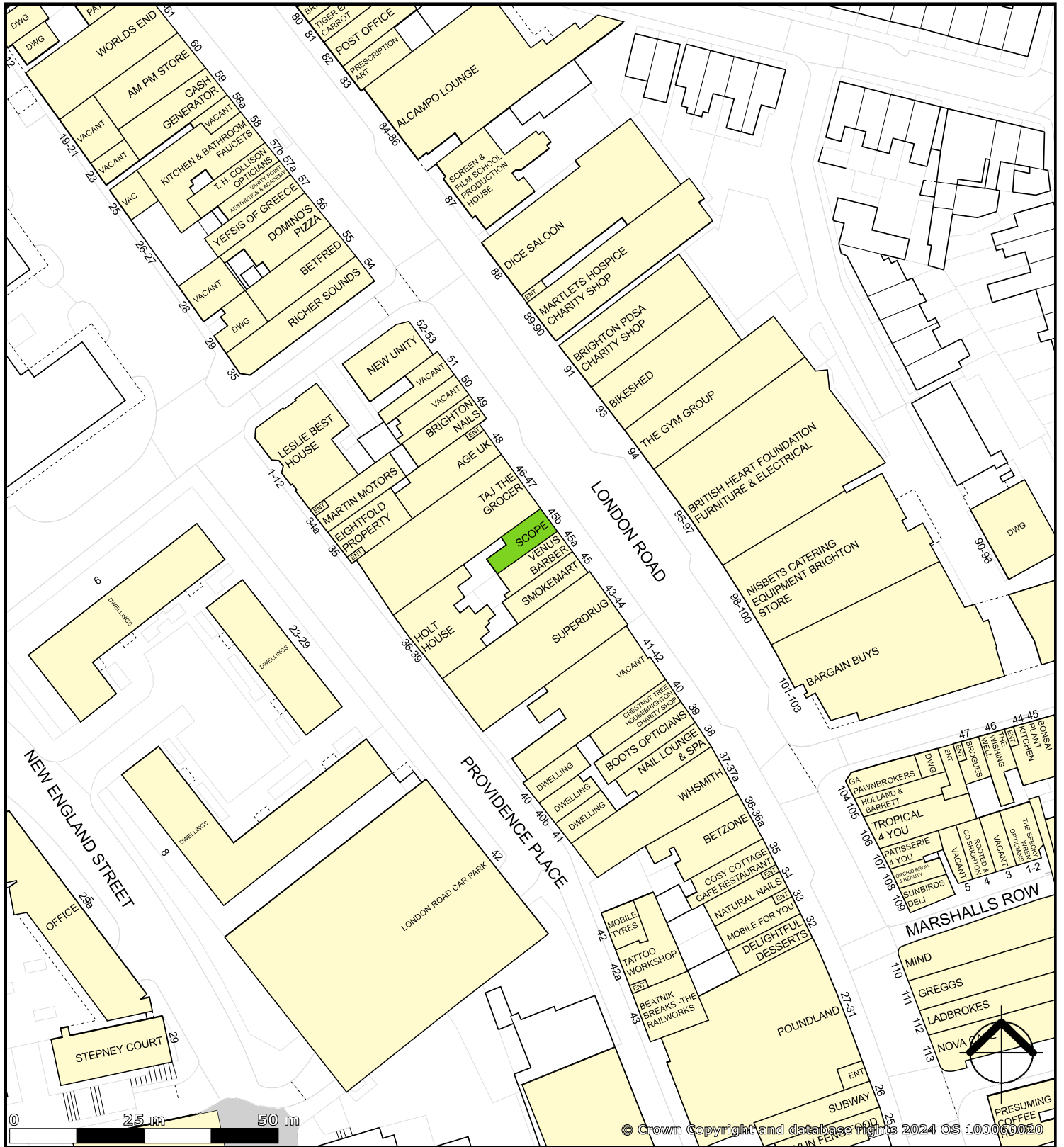
Employer	Robert Beatty
Employer address	19, Benson Road, Henfield BN5 9HY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 March 2015
Date of certificate	17 March 2015

45B, London Road, Brighton, BN1 4JD not to scale, for indicative purposes only.
94 London Road, Brighton, England

Approximately 471 sf total



45b London Road, Brighton, BN1



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