



39 Gardner Street

Brighton, BN1 1UN

**TO LET - Prime North Laine
Retail Unit
Rental £40,000 PAX**

744 sq ft
(69.12 sq m)

- North Laine Position
- High Footfall
- Very Popular Area

39 Gardner Street, Brighton, BN1 1UN

Summary

Available Size	744 sq ft
Rent	£3,333.33 per month
Rates Payable	£14,595.75 per annum
Rateable Value	£29,250
Service Charge	Ad-hoc service charge split 50/50 between maisonette above.
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (122)

Description

The property comprises of an open ground floor retail space, with basement storage area having been fully refitted a few years ago with new shopfront the property is in excellent condition throughout.

Location

The property is located in Gardner Street in the centre of the North Laine area of Brighton which is one of the busiest areas for footfall offering excellent passing trade, just off North Road and Queens Road which leads up to Brighton Station and down to Churchill square shopping centre and the seafront.

Accommodation

The accommodation comprises the following areas:

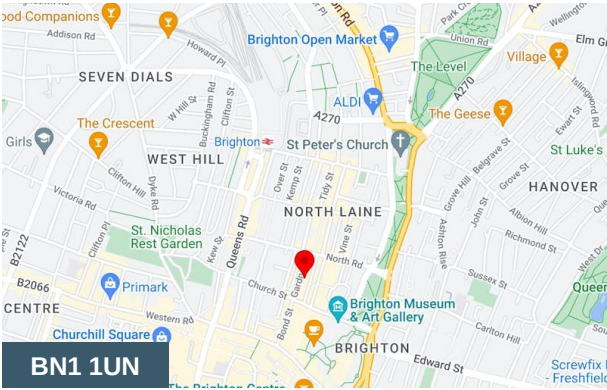
Name	sq ft	sq m
Ground	446	41.43
Basement	298	27.69
Total	744	69.12

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £40,000 per annum exclusive. **No Premium Required**.



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

Energy performance certificate (EPC)

39 Gardner Street
BRIGHTON
BN1 1UN

Energy rating

E

Valid until: **19 January 2027**

Certificate number: **9574-3099-0031-0300-8191**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	81 square metres

Rules on letting this property

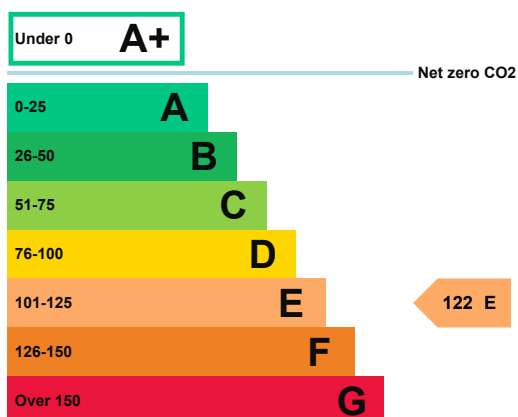
Properties can be let if they have an energy rating from A+ to E.

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	33 B
If typical of the existing stock	97 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 (kgCO2/m2 per year)	80.19

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0850-0343-7019-4999-1002\)](#).

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	Daniel Patak
Telephone	0203 397 8220
Email	hello@propcert.co.uk

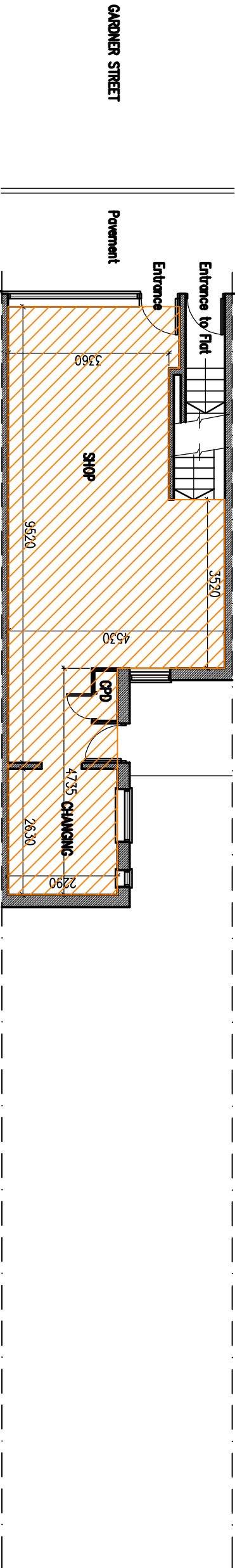
Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206065
Telephone	01225 667 570
Email	info@quidos.co.uk

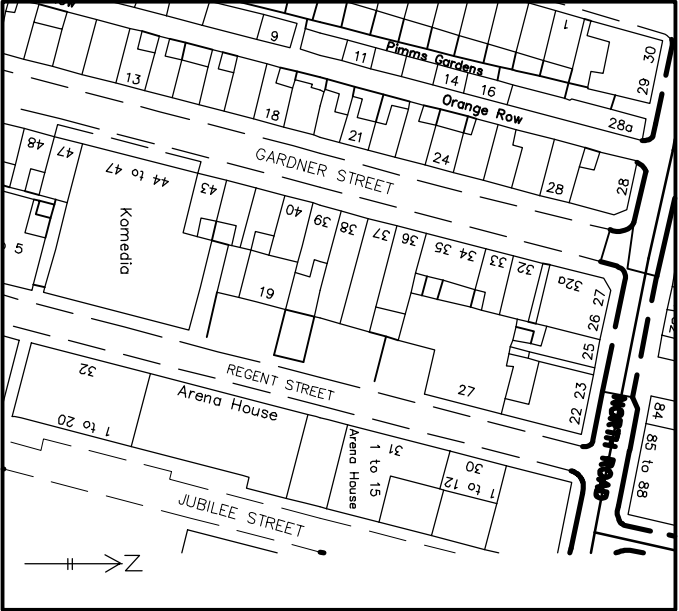
About this assessment

Employer	EPC Online
Employer address	Provident House, Burrell Row, Beckenham, BR3 1AT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 January 2017
Date of certificate	20 January 2017

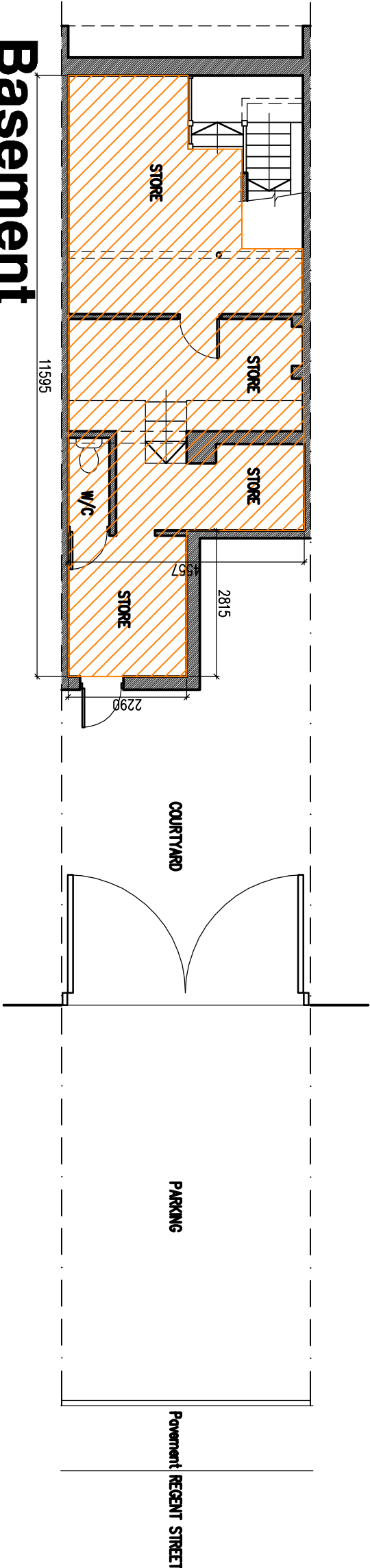


Ground Floor

Hatched area – 41m2



Location Plan 1:1250



Basement

Hatched area – 41m2

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**RICS**

Project:
Yoma
39 Gardner Street
Brighton

Title:
**Lease Plan of Shop
& Basement**

Client:

Scale:
1:100

Date:
12.12.07

Drawn:
Ben

Dwg. No. **2572-01**

Rev'n