



52 East Street

Brighton, BN1 1HN

**TO LET - Prime Well Fitted
Retail Unit
Arranged Over GF, FF & SF
Floors**

2,925 sq ft
(271.74 sq m)

- New Lease
- Prime City Centre Space
- Famous Lanes Location

52 East Street, Brighton, BN1 1HN

Summary

Available Size	2,925 sq ft
Rent	£12,916.66 per month
Rates Payable	£57,884 per annum
Rateable Value	£116,000
Service Charge	A service charge will be payable based on a fair proportion of the buildings costs.
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs. Each party to bear their own costs. however the incoming tenant will need to undertake to pay the landlords legal fees up to £2000 plus VAT if they withdraw from the transaction.
Estate Charge	N/A
EPC Rating	B (50)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,260	117.06
1st	1,576	146.42
2nd	89	8.27
Total	2,925	271.75

Description

An attractive well sized retail unit arranged over ground, 1st & 2nd floors. Having been occupied by Hugo Boss for many years the property has been well fitted & benefits from much of the former tenants fit out. At present the property has sales on ground & first floor with storage on the 2nd floor.

Location

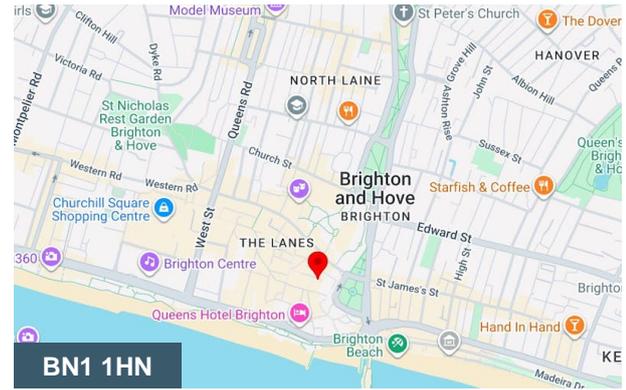
Located in a premium retail pitch on East Street in the heart of Brighton city centre on the periphery & a short walk away from the seafront & The North Laine, whilst Brighton Mainline station can be accessed within a few minutes. Nearby occupiers include Whittards, French Connection, Charlotte Tilbury, Hotel Chocolat, Russell & Bromley, Nobody's Child, Dishoom, Burger & Lobster & Mac.

Viewings

Viewings can be arranged via Landlords Joint Sole Agents - Newlands Property & Eightfold

Terms

Available on a new FRI lease, asking rental £155,000 per annum exclusive.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Max Pollock (Eightfold)

01273 672999 | 07764 794936

Energy performance certificate (EPC)

52 EAST STREET BRIGHTON BN1 1HN	Energy rating	Valid until: 6 May 2031
	B	Certificate number: 6399-5420-3318-0176-1176

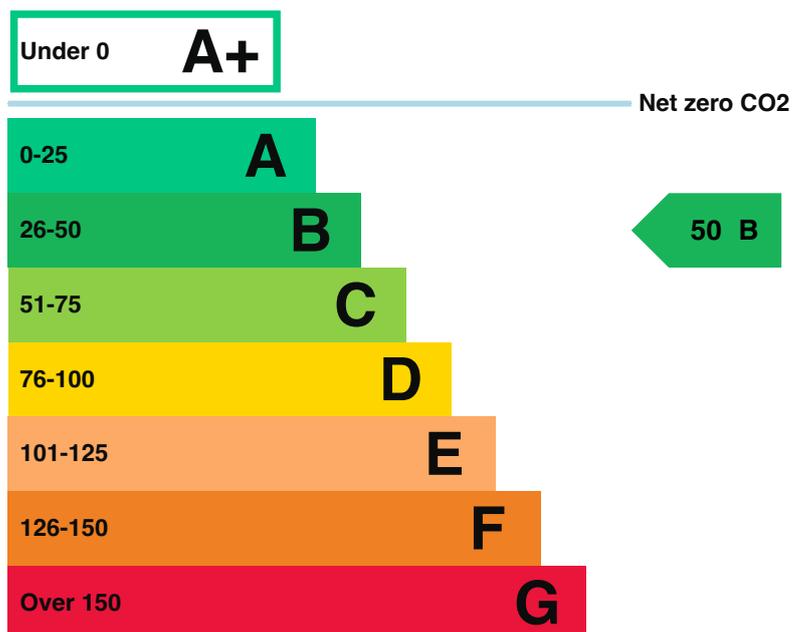
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	307 square metres

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 B.



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

25 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	72.78
Primary energy use (kWh/m ² per year)	430

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5585-2647-3426-5718-9171\)](/energy-certificate/5585-2647-3426-5718-9171).

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	Jack Symonds
Telephone	02476 233144
Email	info@wensleylawz.com

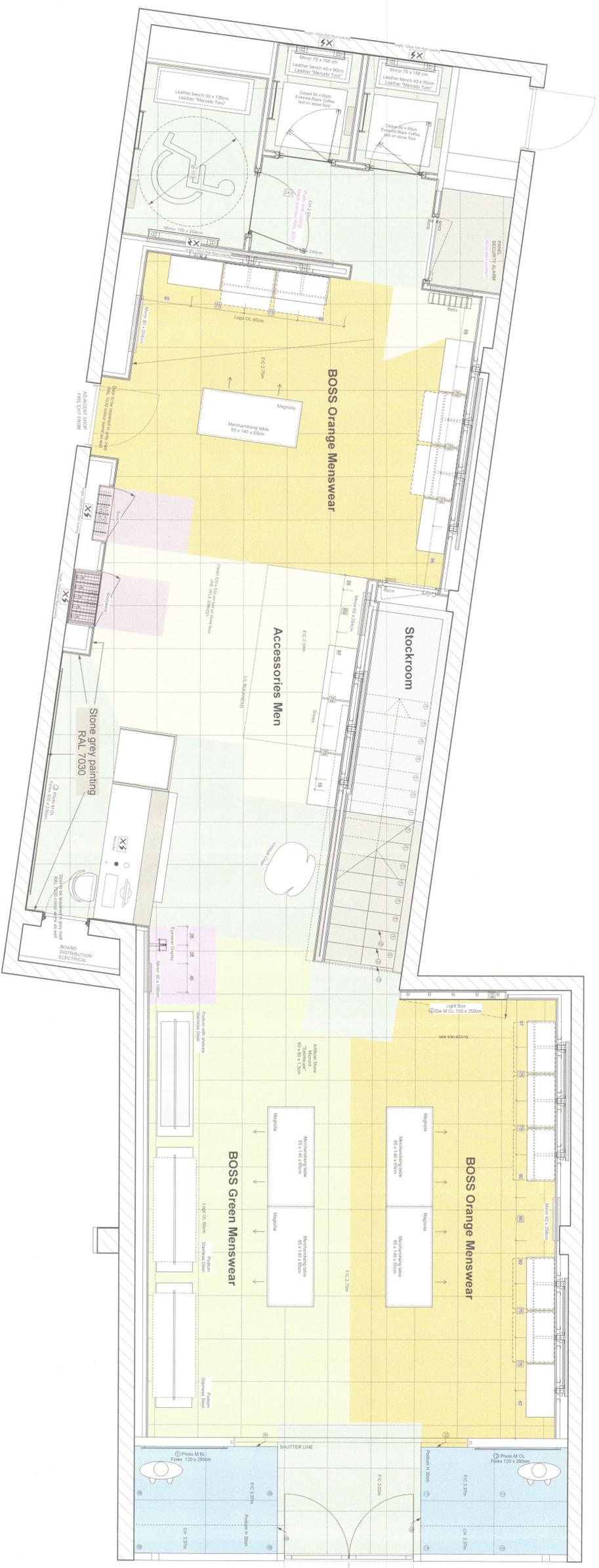
Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024863
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 April 2021
Date of certificate	7 May 2021



BOSS
H U B O F B O S S

Brighton
52, East Street

RECEIVED
28 FEB 2015

BOSS Man Shop
6, 2nd Floor, 52 East St

RAUMFELD DESIGN
HEINRICH STREIBER VEBERLEHNE
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A-1030 Wien, Austria
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Project	Client	Scale
52, East Street Brighton	BOSS	1:200
Architect	Project	Phase
RAUMFELD DESIGN	52, East Street Brighton	Final
28 FEB 2015	Rev. 26. 01. 2015	
AV 27.10.14	AV 27.10.14	
AV 01.11.14	AV 01.11.14	
AV 01.12.14	AV 01.12.14	
AV 01.02.15	AV 01.02.15	
AV 22.12.14	AV 22.12.14	
AV 11.01.15	AV 11.01.15	

EXISTING

