



15 Brighton Place

Brighton, BN1 1HJ

TO LET - Class E Retail Unit
Rental £30,000 PAX

575 sq ft
(53.42 sq m)

- Brighton Lanes Postion
- New Lease

15 Brighton Place, Brighton, BN1 1HJ

Summary

Available Size	575 sq ft
Rent	£2,500 per month
Rates Payable	£12,475 per annum
Rateable Value	£25,000
Service Charge	Details available on request
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (65)

Description

The property occupies a highly prominent position with excellent window space and open plan layout, with excellent passing trade and footfall.

Location

Forming part of the Hanningtons Estate in Brighton, the property sits within the famous Brighton Lanes, a busy shopping location within the city. Adjacent occupiers include Lululemon, Astrid & Miyu, The White Company, Sweeping Hands Watch Co & The Flint House.

Accommodation

The accommodation comprises the following areas:

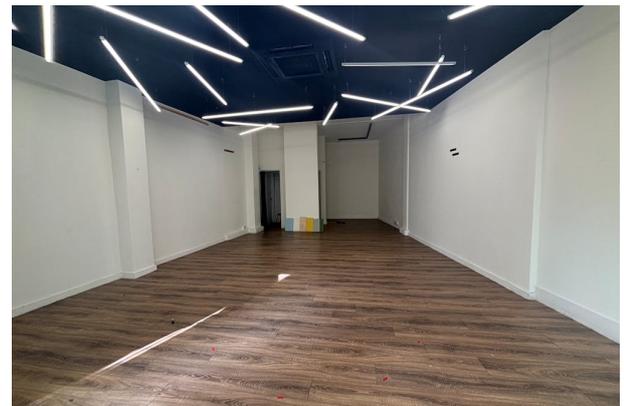
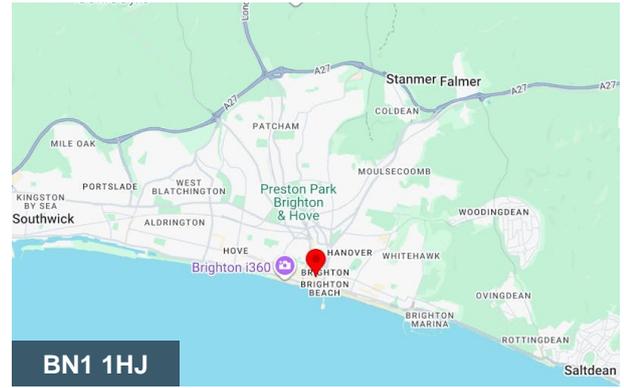
Name	sq ft	sq m
Ground	575	53.42
Total	575	53.42

Viewings

Viewings can be arranged via landlords agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed, minimum term certain of 5 years, asking rental £30,000 pax.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Max Pollock (Eightfold)

01273 672999 | 07764 794936

Energy performance certificate (EPC)

15 Brighton Place BRIGHTON BN1 1HJ	Energy rating	Valid until: 2 May 2032
	C	Certificate number: 3781-9130-0024-7840-5581

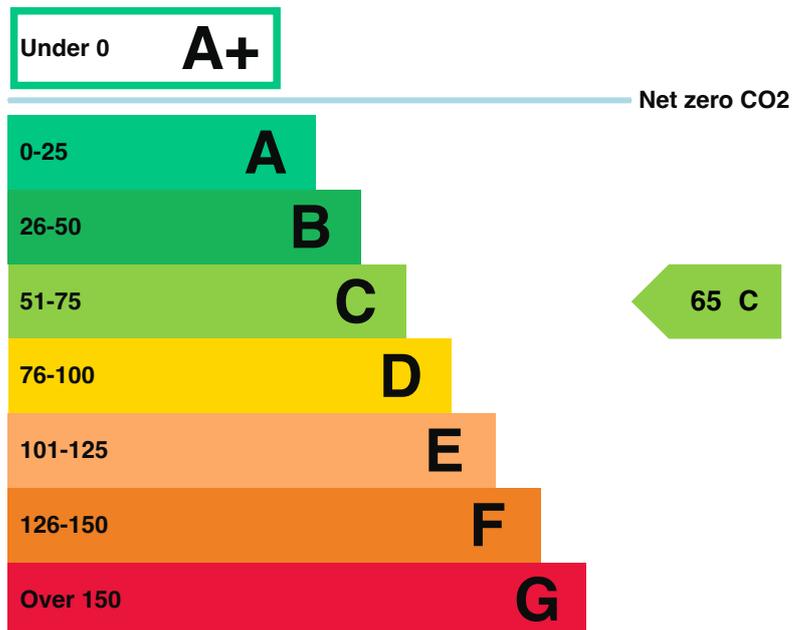
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	60 square metres

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 C.



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

27 B

If typical of the existing stock

79 D

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)	80.61
Primary energy use (kWh/m ² per year)	477

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4403-0457-0335-9638-7143\)](/energy-certificate/4403-0457-0335-9638-7143).

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	Joe Panther
Telephone	0800 170 1201
Email	admin@easyepc.org

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/024201
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 April 2022
Date of certificate	3 May 2022