



165 North Street

Brighton, BN1 1EA

TO LET - Corner Position
Restaurant Unit
Rental £100,000 Per Annum

2,083 sq ft
(193.52 sq m)

- City centre corner position
- New Lease
- No Premium
- Outside Seating Area

165 North Street, Brighton, BN1 1EA

Summary

Available Size	2,083 sq ft
Rent	£8,333.33 per month
Rates Payable	£28,027.50 per annum
Rateable Value	£50,500
Service Charge	£17,418.59 per annum We are advised that the service charge is 9.5% of annual expenditure which currently equates to £17,418.59pa
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (63)

Description

The unit is within Princes House a magnificent grade one art deco listed building, the unit has an excellent return frontage with glazing the entire length of the property, with the added benefit of an extensive outside seating area, it would suit various food operators looking for a town centre position in Brighton.

Location

The property occupies a highly visible corner position on North Street, Brighton with nearby occupiers including Watches of Switzerland, Joe & The Juice, Flying Tiger, White Stuff, Rituals, Blacks, Lulu Lemon & Oliver Bonas with The Lanes and Churchill Square shopping centre a short distance away.

Accommodation

The accommodation comprises the following areas:

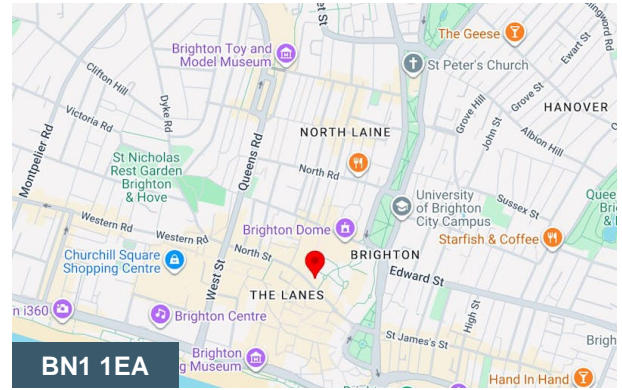
Name	sq ft	sq m
Basement	87	8.08
Ground	1,996	185.43
Outdoor - Outside Seating Area	258	23.97
Total	2,341	217.48

Viewings

Viewings can be arranged via the Landlords Agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed and asking rental of £100,000 per annum exclusive.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Energy performance certificate (EPC)

165-169 North Street BRIGHTON BN1 1EA	Energy rating C	Valid until: 13 December 2030 <hr/> Certificate number: 9923-6289-3320-0932-0070
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Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	283 square metres

Rules on letting this property

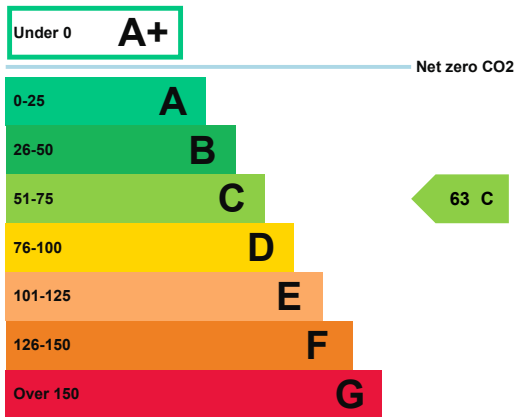
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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

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	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	161.28
Primary energy use (kWh/m ² per year)	954

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2607-4332-3802-0092-9991\)](#).

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 Sims
Telephone	0203 397 8220
Email	hello@propcert.co.uk

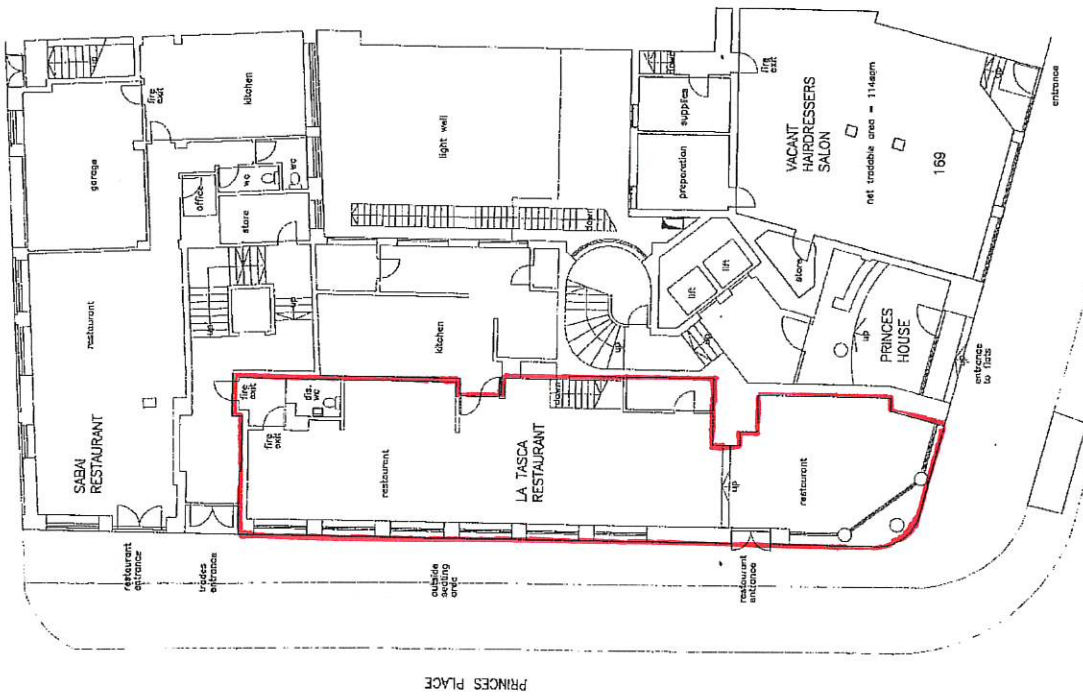
Contacting the accreditation scheme

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

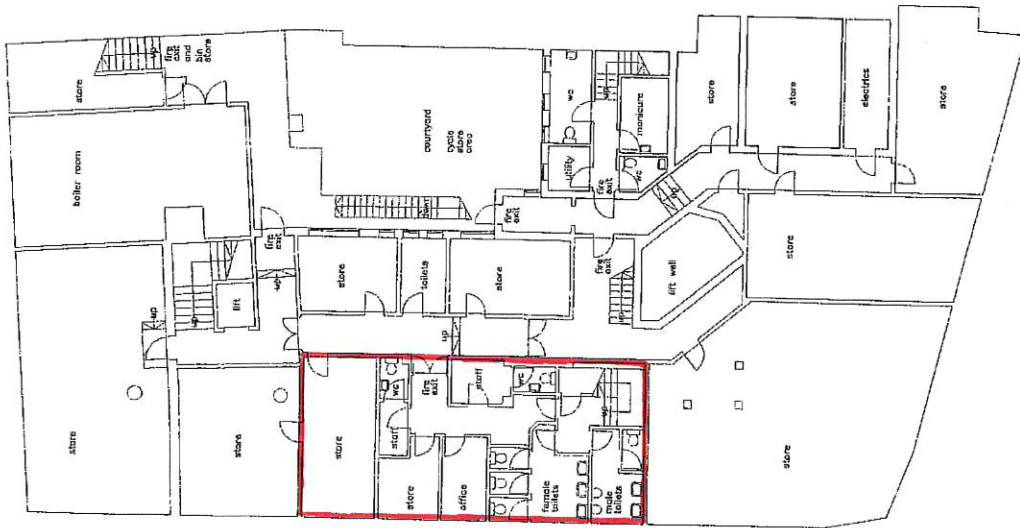
Accreditation scheme	Quidos Limited
Assessor's ID	QUID206427
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

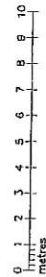
Employer	Prop Cert
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 December 2020
Date of certificate	14 December 2020



GROUND FLOOR PLAN
 PRINCES HOUSE
 165-189 NORTH STREET, BRIGHTON



BASEMENT PLAN
 Scale 1:100 AT A1



SOME LAYOUT DETAILS ARE
 TAKEN FROM RECORD DRAWINGS
 DETERMINE ALL DIMENSIONS ON SITE



SITE PLAN
 Scale 1:1250 AT A1



169 NORTH STREET, BRIGHTON

Scales 1:100 AT A1
 1:1250 AT A1
 Date 25/8/2009
 Issue A
 Phil Purvis
 ARCHITECTURAL TECHNICIAN
 © PHIL PURVIS LTD
 13 PRINCES ROAD
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