



**72 North Road**

Brighton, BN1 1YD

**TO LET - Class E Retail Unit**  
**Rental £18,000 PAX**

**310 sq ft**  
(28.80 sq m)

- New Lease
- Available Now
- Rear Yard Space

# 72 North Road, Brighton, BN1 1YD

## Summary

<b>Available Size</b>	310 sq ft
<b>Rent</b>	£1,500 per month
<b>Rates Payable</b>	£4,241.50 per annum Unit should be eligible for nil rates, please confirm with council
<b>Rateable Value</b>	£8,500
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (63)

## Description

Ground floor Class E unit, previously used as a hair salon, with rear yard space. Excellent starter unit for a new or expanding business looking for a city centre space.

## Location

Located on the North side of North Road, Brighton within the heart of the North Laine area of Brighton. there is high level of footfall and passing trade with Brighton central station a short walk away.

## Accommodation

The accommodation comprises the following areas:

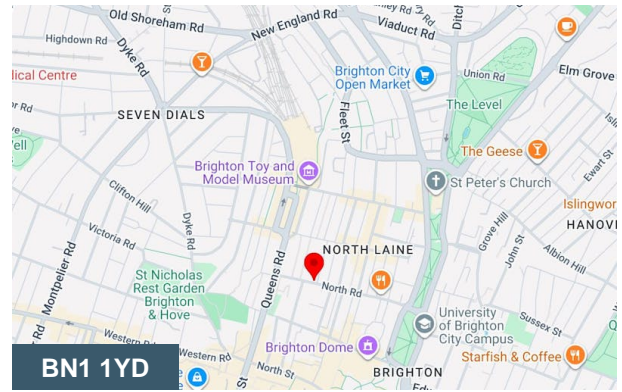
Name	sq ft	sq m	Availability
Ground	310	28.80	Available
Outdoor - Rear Yard	140	13.01	Available
<b>Total</b>	<b>450</b>	<b>41.81</b>	

## Viewings

Viewings can be arranged via the landlords sole agent - Newlands Property

## Terms

Available on a new FRI lease with terms to be agreed, asking rental £18,000 PAX.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com

# Energy performance certificate (EPC)

72 North Road BRIGHTON BN1 1YD	Energy rating	Valid until: 9 March 2036
	<b>C</b>	Certificate number: 1822-5493-5042-9837-7174

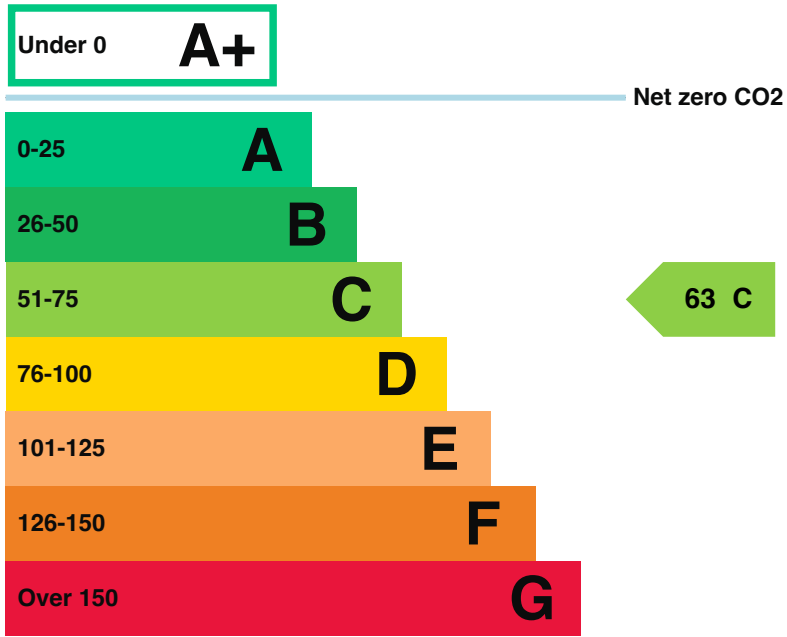
Property type	Retail/Financial and Professional Services
Total floor area	28 square metres

## 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

9 A

If typical of the existing stock

34 B

## 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 <sub>2</sub> /m <sup>2</sup> per year)	24.19
Primary energy use (kWh/m <sup>2</sup> per year)	252

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9669-5826-3857-6304-1949\)](/energy-certificate/9669-5826-3857-6304-1949).

## 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	John Hole
Telephone	01273 321864
Email	<a href="mailto:johnhole@epcbrighton.com">johnhole@epcbrighton.com</a>

### 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/015102
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EPC Brighton
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	3 March 2026
Date of certificate	10 March 2026