



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

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

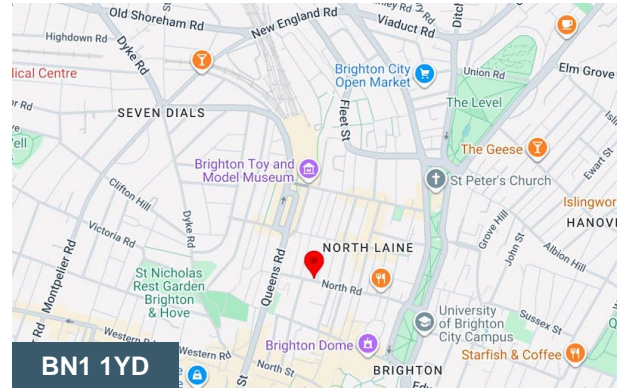
Name	sq ft	sq m	Availability
Ground	310	28.80	Available
Outdoor - Rear Yard	140	13.01	Available
Total	450	41.81	

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
	C	Certificate number: 1822-5493-5042-9837-7174

Property type Retail/Financial and Professional Services

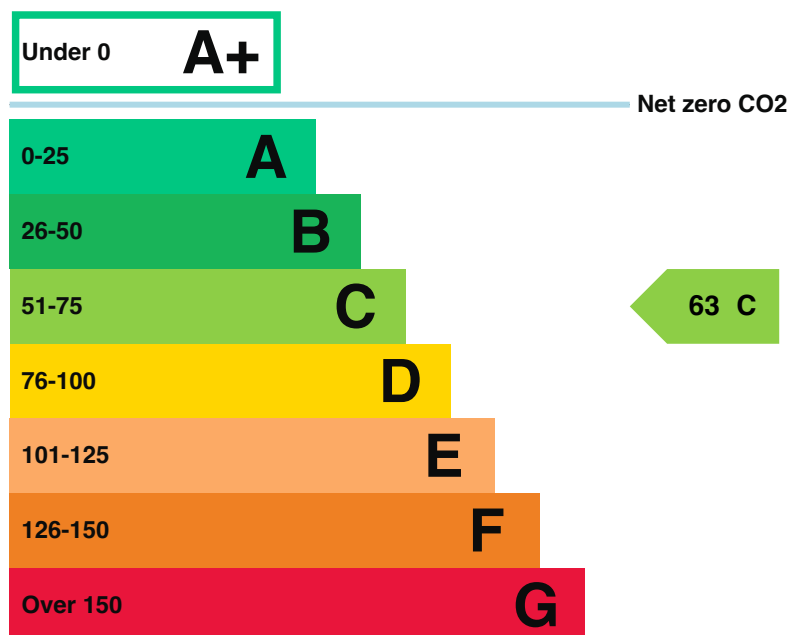
Total floor area 28 square metres

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 ₂ /m ² per year)	24.19
Primary energy use (kWh/m ² 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	johnhole@epcbrighton.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/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

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

GROUND FLOOR



COURTYARD

WC

KITCHEN

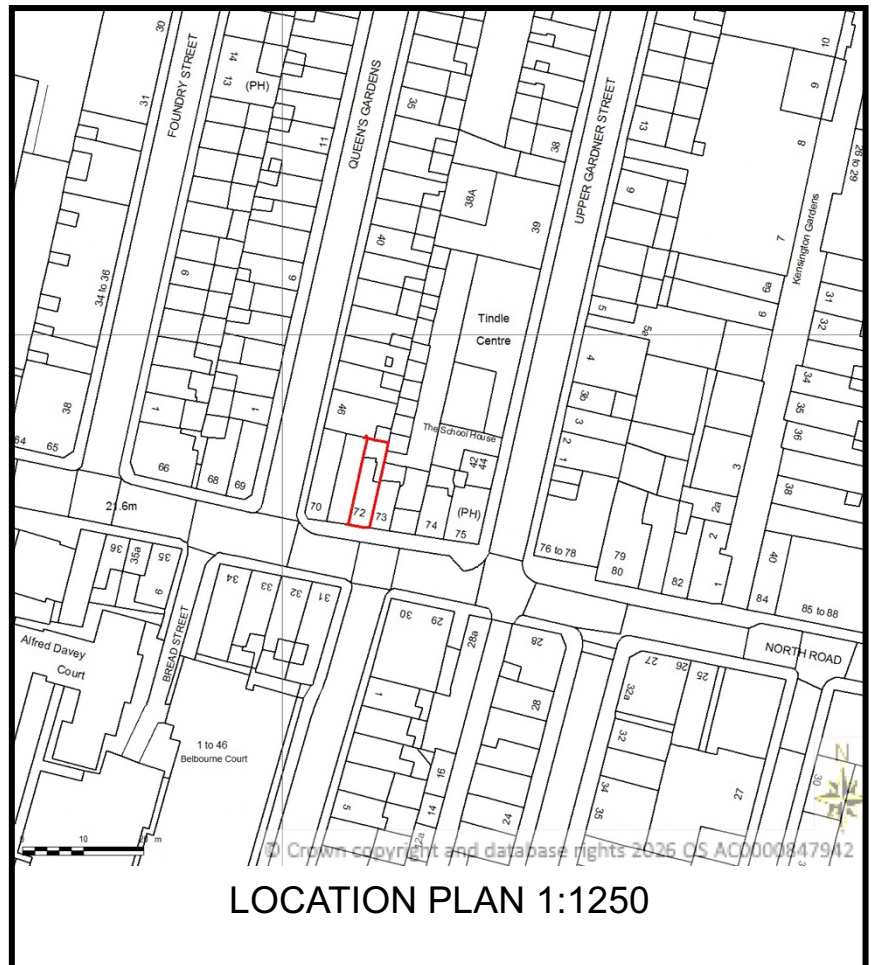
COMMERCIAL UNIT

NORTH ROAD

0M SCALE BAR 5M

GROUND FLOOR UNIT
72 NORTH ROAD
BRIGHTON
BN1 1YD

LEASE PLAN
SIZE: A4
SCALE 1:100



LOCATION PLAN 1:1250