



49 West Street

Brighton, BN1 2RA

TO LET - Class E Unit
Rental £45,000 PAX

860 sq ft
(79.90 sq m)

- New Lease
- City Centre
- Very High Footfall

49 West Street, Brighton, BN1 2RA

Summary

Available Size	860 sq ft
Rent	£3,750 per month
Rates Payable	£25,449 per annum
Rateable Value	£51,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (69)

Description

The subject property comprises a ground floor retail unit providing an open-plan sales area, with a WC located to the rear. The premises are suitable for a variety of uses falling within Use Class E.

Location

The property is located in a prime city centre position at the northern end of West Street and is only a short walk to Churchill square shopping centre. West Street is the main route to the seafront promenade and leading up to Queens Road and Brighton train station. Nearby occupiers include ITSU, Waterstones, Tortilla, Popeyes and Boots.

Accommodation

The accommodation comprises the following areas:

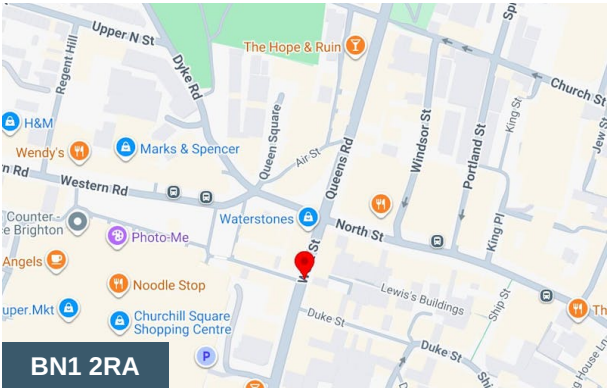
Name	sq ft	sq m
Ground	860	79.90
Total	860	79.90

Viewings

Viewings can be arranged via Newlands Property

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £45,000 per annum exclusive of rates, buildings insurance, service charge, heating, lighting, etc.



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

Energy performance certificate (EPC)

49 WEST STREET BRIGHTON BN1 2RA	Energy rating C	Valid until: 27 June 2031
		Certificate number: 6384-2962-0890-2513-8832

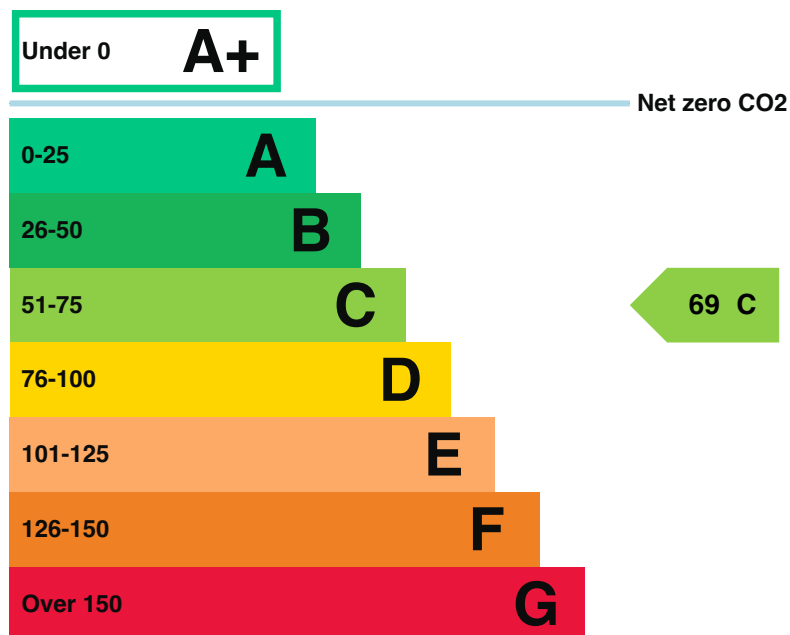
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	89 square metres

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	39 B
If typical of the existing stock	114 E

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	158.1
Primary energy use (kWh/m2 per year)	935

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4243-6619-3618-5765-9449\)](#).

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	Mr Anthony Light
Telephone	0845 021 2233
Email	anthony@brightenergyreports.co.uk

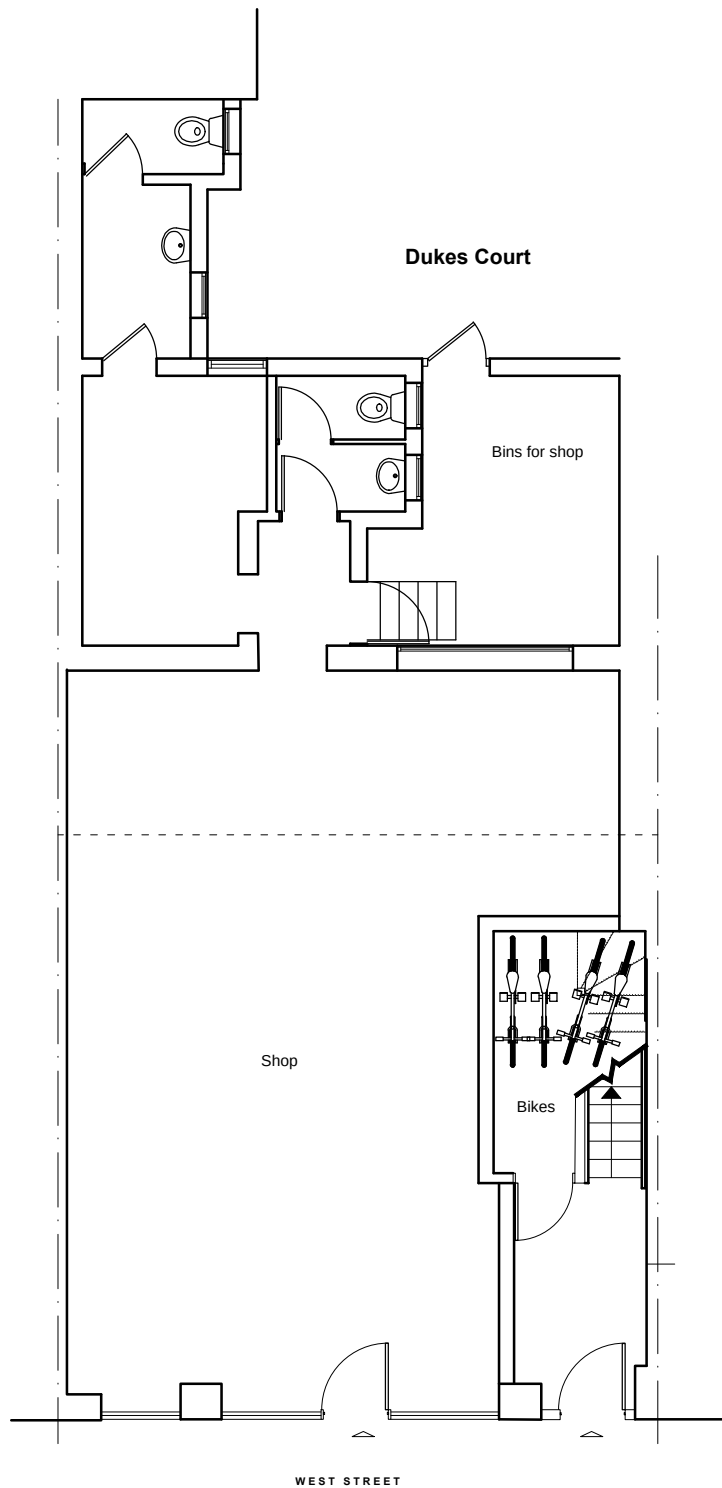
Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001259
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 June 2021
Date of certificate	28 June 2021



**GROUND FLOOR PLAN
(Proposed)**

Revision	Date	By	Rev. No.
Client			

Project 49 West Street,
Brighton

Title Ground Floor Plan

CLIVE HAWKINS
ARCHITECTS LTD

DESIGN@CLIVEHAWKINSONLINE.COM Tel: 01273 245.

Scales 1/100	Date Oct 15	Drawn	Designer
Project No. 533	Dwg. No. GF A4	Rev. No.	