



10 Prince Albert Street

Brighton, BN1 1HE

**TO LET - Class E Retail /
Office Premises
Rental £28,500 PAX**

925.70 sq ft
(86 sq m)

- Excellent Company Profile
- Well Presented Unit
- New Lease

10 Prince Albert Street, Brighton, BN1 1HE

Summary

Available Size	925.70 sq ft
Rent	£2,375 per month
Rates Payable	£5,863.25 per annum
Rateable Value	£11,750
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (67)

Description

Well presented open plan ground floor premises, most recently used as an office suite, but lends it self to various uses within the Class E range, great company profile building, with good ceiling height internally and lots of natural light.

Location

Located in the famous Lanes the property has excellent footfall and passing trade on a daily basis, with nearby occupiers including Cafe Nero & Pizza Express along with a host of other national and independent businesses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	925.70	86
Total	925.70	86

Viewings

Viewings can be arranged via the Landlords Agent - Newlands Property

Terms

The property is available on a new lease, with terms to be agreed, asking rental £28,500PAX



Viewing & Further Information



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

Energy performance certificate (EPC)

Ground Floor 10 Prince Albert Street BRIGHTON BN1 1HE	Energy rating C	Valid until: 14 October 2032 Certificate number: 9905-0202-8302-5728-2304
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Property type Offices and Workshop Businesses

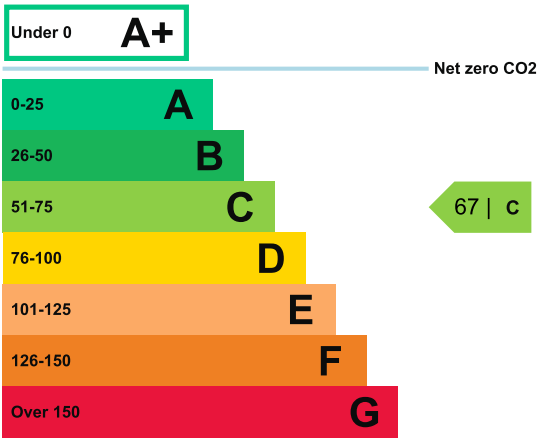
Total floor area 77 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 8 | A

If typical of the existing stock 32 | 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 (kgCO₂/m² per year)

14.79

Primary energy use (kWh/m² per year)

152

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2050-4520-8020-3298-7295\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

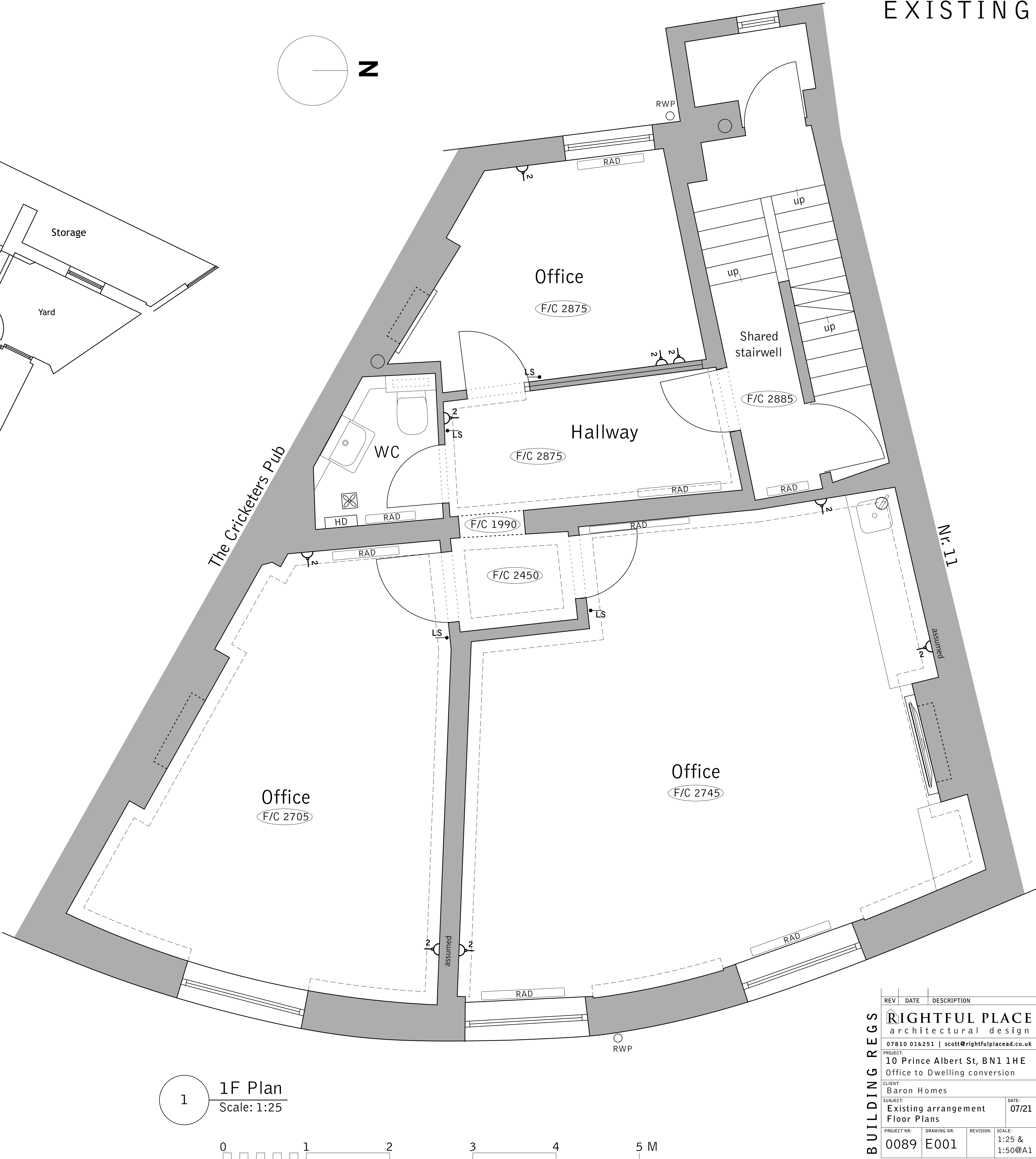
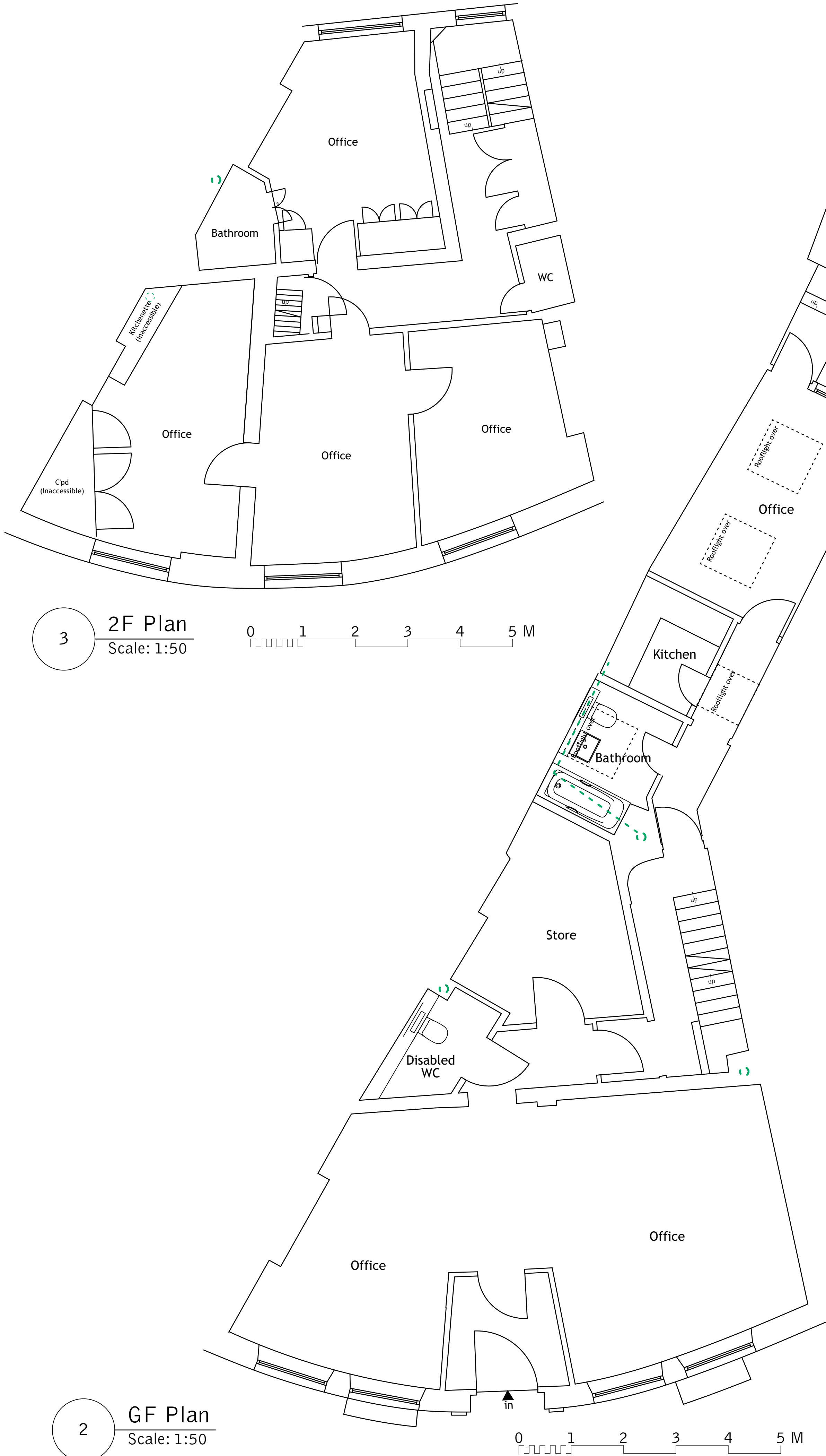
Assessor's name	Rebecca Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	Go Energy Assess
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 October 2022
Date of certificate	15 October 2022



REV	DATE	DESCRIPTION
1	07/21	RIGHTFUL PLACE architectural design
2	07/21	10 Prince Albert St, BN1 1HE
3	07/21	Office to Dwelling conversion
4	07/21	Baron Homes
5	07/21	Existing arrangement
6	07/21	Floor Plans
7	07/21	0089 E001
8	07/21	1:25 & 1:50@A1

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