



3-4 Market Street

Brighton, BN1 1HH

**TO LET - Prominent Class E
Building
Rental £35,000 PAX**

834 sq ft
(77.48 sq m)

- New Lease
- Available Now
- High Footfall Area

3-4 Market Street, Brighton, BN1 1HH

Summary

Available Size	834 sq ft
Rent	£2,916.66 per month
Rates Payable	£14,013.75 per annum
Rateable Value	£25,250
Service Charge	N/A
VAT	To be confirmed. VAT to be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (69)

Description

A well presented Grade II listed building arranged over ground & first floor, with features including wooden flooring and spot lighting. The ground floor space is open plan whilst there is a kitchen & WC located at first floor level of the property.

Location

The property is situated on Market Street within the famous Brighton Lanes. East Street hosts a number of high end retailers such as Charlotte Tilbury, Molton Brown, Flight Centre, Castle Fine Art whilst the Hanningtons Lane development is just round the corner.

Brighton seafront is only a short walk to the south, other nearby occupiers include Donatello's, The Breakfast Club, Burger & lobster, Dishoom, The Flint House, Blank St Coffee, Nobody's Child, All Saints ,Lush & Pret.

Accommodation

The accommodation comprises the following areas:

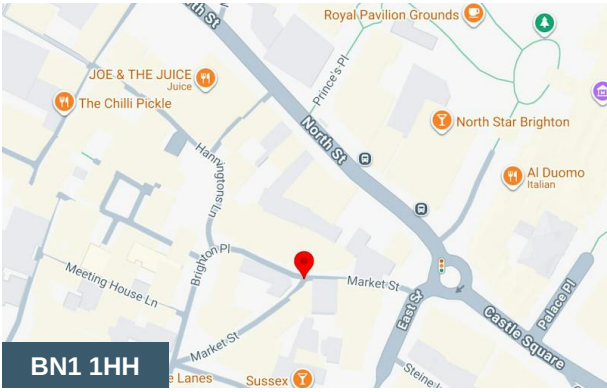
Name	sq ft	sq m
Ground	551	51.19
1st	283	26.29
Total	834	77.48

Viewings

Viewings can be arranged via the landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £35,000 pax.



Viewing & Further Information



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

Energy performance certificate (EPC)

3-4 Market Street BRIGHTON BN1 1HH	Energy rating C	Valid until: 30 April 2035
		Certificate number: 2310-3704-7958-9502-4021

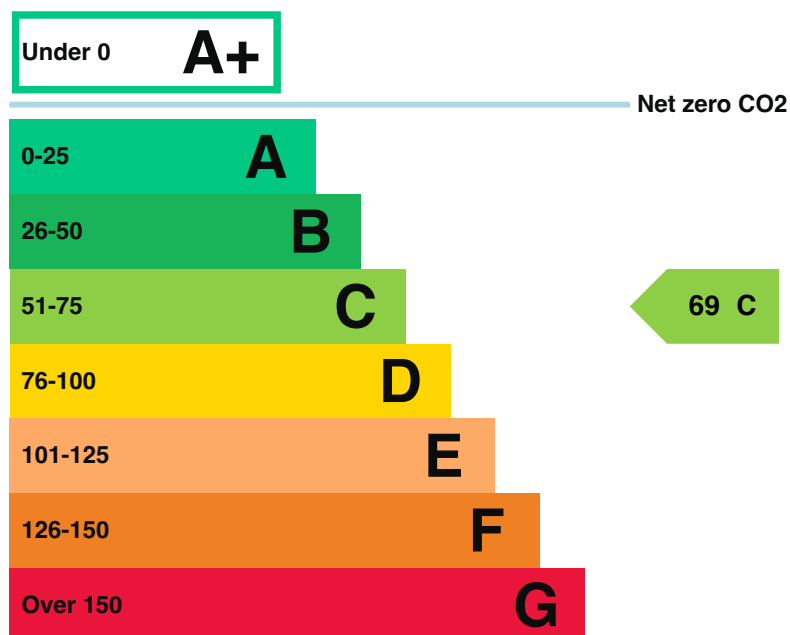
Property type	Retail/Financial and Professional Services
Total floor area	85 square metres

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	8 A
If typical of the existing stock	30 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)	33.08
Primary energy use (kWh/m2 per year)	346

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7432-7545-1982-0024-0902\)](#).

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	Gary Romaine
Telephone	0800 170 1201
Email	gary.r@easyepc.org

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	QUID210142
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 April 2025
Date of certificate	1 May 2025