



INVESTMENT TO LET

74 LEWES ROAD

Brighton, BN2 3HZ

MIXED USE FREEHOLD INVESTMENT FOR SALE

£700,000 -9.98% NET YIELD

2,185 SQ FT

Eightfold
property

Tel:01273 672 999

Website:www.eightfold.agency

Summary

Available Size	2,185 sq ft
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (41)

Description

A prominent 4-storey corner building, comprising a Class E premises at ground floor level, that is currently operating as a Barber Shop, with a 7-bedroom, 7 en-suite HMO arranged from basement to second floor. The current income from the property as a whole is £73,560 per annum, with the retail unit let at a rent of £13,500 per annum, and the HMO element let at a rent of £5,005 per calendar month (£60,060 per annum).

Location

The property sits on the corner of Lewes Road and Inverness Road. Lewes Road is one of the main arterial routes into Brighton, down towards the seafront, and is a popular area of the city among its student population. Local occupiers include Sainsbury's, Pepe's Piri Piri, and Subway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Retail Unit	428	39.76
Building - 7 Bedroom HMO	1,757	163.23
Total	2,185	202.99

Terms

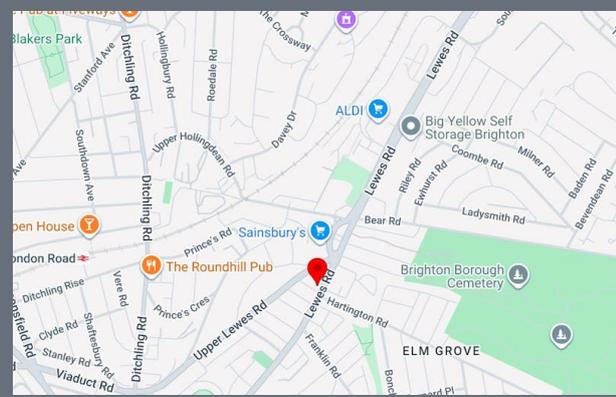
Offers are invited in the region of £700,000 for the freehold interest subject to the existing tenancy. A purchase at this level would show a net yield of 9.98% & a gross yield of 10.51%.

Tenancy Details

Shop- Let to a private individual for a term of 20 years from 21st March 2012 with provision for 5 yearly rent reviews at a rent of £13,500 per annum on an effective full repairing & insuring basis. The landlord holds a 3 month rent deposit.

HMO- Let by way of an AST agreement at a rent of £60,060 per annum (£5,005 per calendar month).

Combined annual income- £73,560 per annum



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

74a, Lewes Road BRIGHTON BN2 3HZ	Energy rating D	Valid until: 25 March 2029
		Certificate number: 8891-6727-5510-5871-9992

Property type	Semi-detached house
Total floor area	167 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Mostly double glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 40% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 271 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,613 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £333 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 28,469 kWh per year for heating
- 2,453 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

An average household produces

6 tonnes of CO2

This property produces

8.0 tonnes of CO2

This property's potential production

5.2 tonnes of CO2

Carbon emissions

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£4,000 - £14,000	£247
2. Floor insulation (solid floor)	£4,000 - £6,000	£37
3. Low energy lighting	£60	£50
4. Solar photovoltaic panels	£5,000 - £8,000	£337

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

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	Peter Vale
Telephone	07557350875
Email	petervale2010@gmail.com

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	STRO030866
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	19 March 2019
Date of certificate	26 March 2019

Type of assessment

[RdSAP](#)

RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.

This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can also be used for newer properties, as long as they have a previous SAP assessment, which uses detailed information about the property's construction to calculate energy performance.

Energy performance certificate (EPC)

74 Lewes Road BRIGHTON BN2 3HZ	Energy rating	Valid until:	30 September 2029
	B	Certificate number:	0210-8916-0331-3900-3044

Property type **A1/A2 Retail and Financial/Professional services**

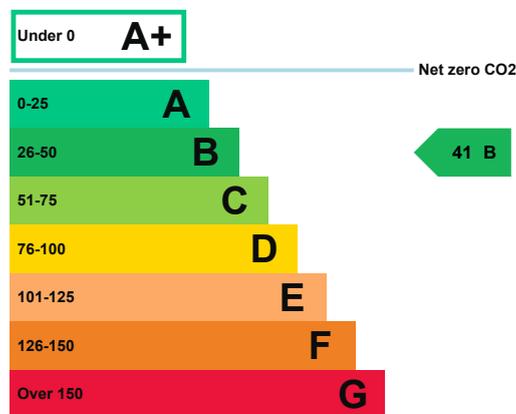
Total floor area **39 square metres**

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 B.



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

25 A

If typical of the existing stock

72 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	69.49
Primary energy use (kWh/m ² per year)	404

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9834-4001-0113-0300-9625\)](/energy-certificate/9834-4001-0113-0300-9625).

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	James Rankin
Telephone	07701033897
Email	james@cliftonenergy.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	Sterling Accreditation Ltd
Assessor's ID	STER000216
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Clifton Energy
Employer address	New House Farm, Antlands Lane, Burstow, Horley, Surrey, RH6 9TF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 September 2019
Date of certificate	1 October 2019