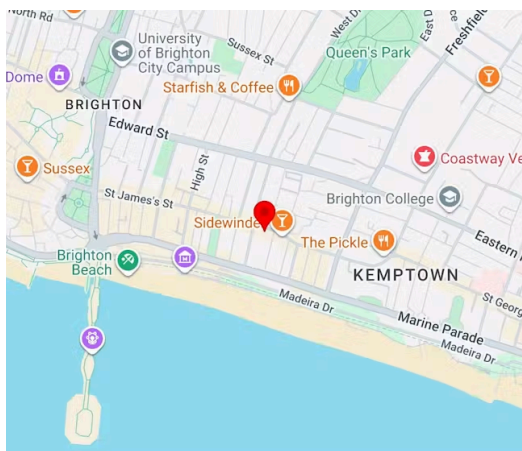


67 St. James's Street, Brighton, BN2 1PJ

Retail To Let | £8,500 per annum exclusive of rates, VAT and all other outgoings. | 143 sq ft

PROMINENT MID-TERRACE PREMISES AVAILABLE ON ST JAMES STREET.



Description

A recently refurbished ground floor retail unit with a WC located to the rear of the property.

Location

This property is located on the southern side of St James Street, just west to the junction intersecting Atlingworth Street. Nearby occupiers include, social board sandwiches, Purezza, Redroaster, CLYDEE'S hamburger and Little Jack Fullers.

Accommodation

Name	sq ft	sq m
Ground	143	13.29
Total	143	13.29

Terms

Available to let by way of a new effective, full repairing and insuring lease for a term of at least 5 years. Subject to status, a rental deposit of 3-6 months' rent will be required.

Summary

- Rent: £8,500 per annum exclusive of rates, VAT and all other outgoings.
- Business rates: £2,721.60 per annum This property will for 100% small business rate relief subject to conditions. Based on the 2026 valuation.
- Service charge: n/a
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: B (47)
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

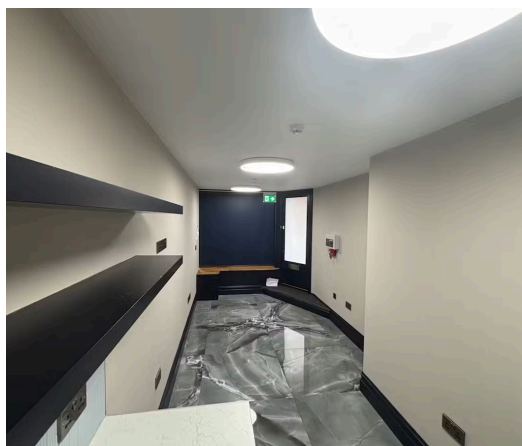
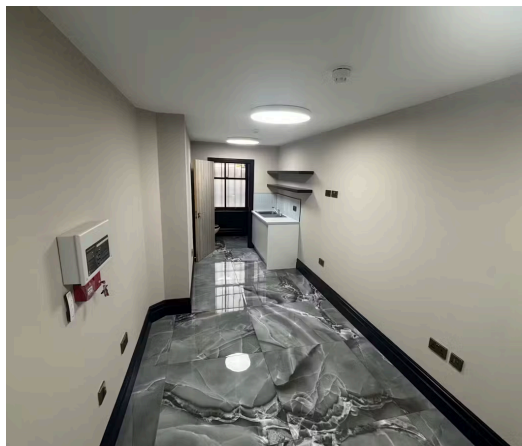


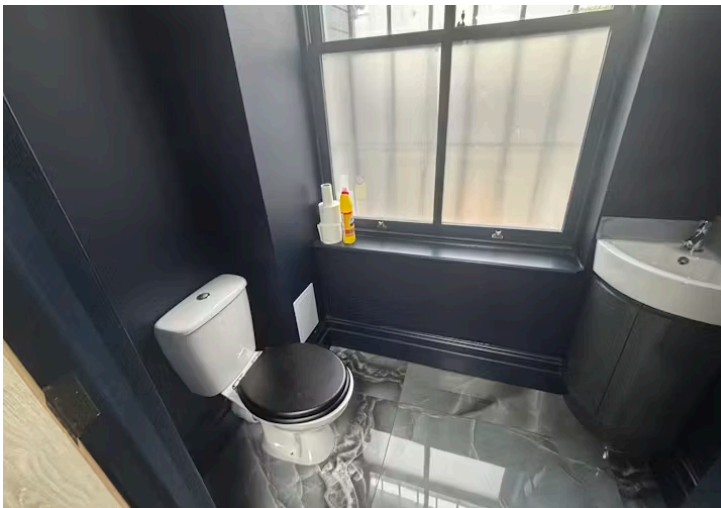
Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429, AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.





Energy performance certificate (EPC)

67 St James's Street BRIGHTON BN2 1PJ	Energy rating B	Valid until: 21 May 2033
		Certificate number: 8062-5540- 4183-7900- 2569

Property type	Retail/Financial and Professional Services
Total floor area	17 square metres

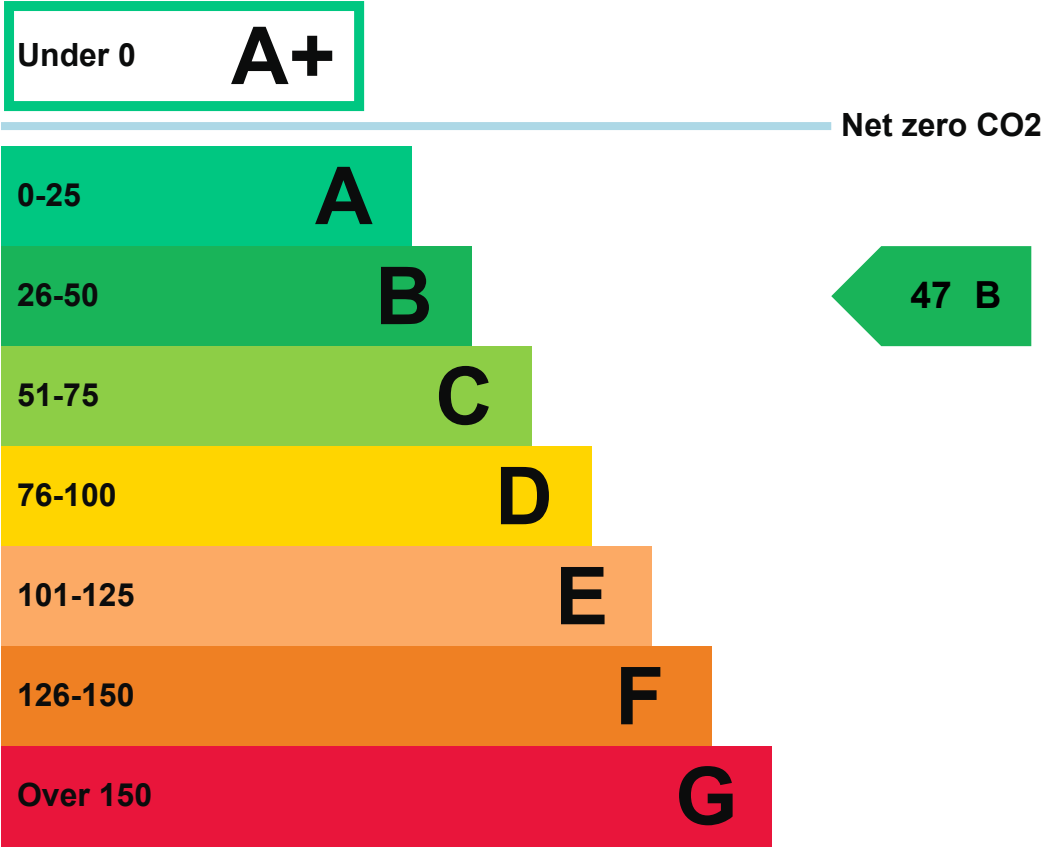
Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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	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)	21.4
Primary energy use (kWh/m² per year)	224

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7349-0726-1740-6125-3654\)](/energy-certificate/7349-0726-1740-6125-3654).

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 Hale
Telephone	07918 108 060
Email	directepc@btinternet.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/019622
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	John Hale
Employer address	17 Hormare Crescent, Storrington, Pulborough, West Sussex, RH20 4QT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 May 2023
Date of certificate	22 May 2023

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)