



RETAIL TO LET

29 TRAFALGAR STREET

Brighton, BN1 4ED

WELL PRESENTED LOCK UP SHOP TO LET IN
POPULAR NORTH LAINE LOCATION- LEASE FOR
SALE BY ASSIGNMENT

618 SQ FT

Eightfold
property

Tel:01273 672 999
Website:www.eightfold.agency

Summary

Available Size	618 sq ft
Passing Rent	£17,000 per annum
Premium	£15,000
Rates Payable	£5,738.50 per annum 2023 valuation. As the RV is below £12,000 subject to conditions an incoming tenant could qualify for 100% small business rates relief.
Rateable Value	£11,500
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £3000 plus VAT towards the legal costs of the assignor & the landlord with an unconditional undertaking provided at the outset prior to release of papers.
EPC Rating	D (83)

Description

A well presented lock up shop unit arranged over ground floor & basement. The ground floor comprises an attractive open plan retail space which leads to the basement via a staircase at the rear of the property. The basement is arranged as 2 rooms & a WC that are accessed via a hallway.

Location

The property is situated on the southern side of Trafalgar Street in a central position within the eclectic & popular North Laine. Brighton Station is only a minute or two's walk away whilst the property is also surrounded by an array of fantastic businesses such as the North Laine Café, Real Patisserie, Lush Mange Tout, Trading Post & The Brighton Toy & Model Museum.

Accommodation

The accommodation comprises the following areas:

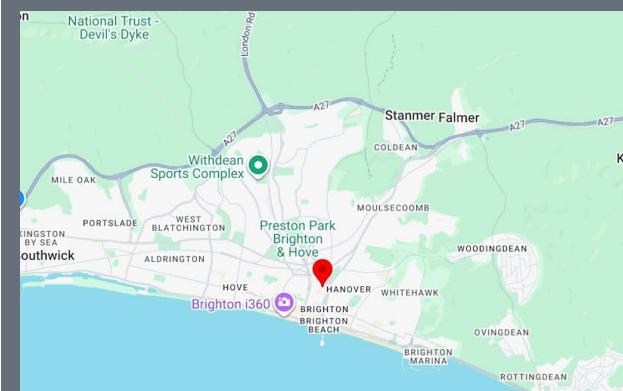
Name	sq ft	sq m
Ground - Sales Area	297	27.59
Basement - Storage & office	321	29.82
Total	618	57.41

Terms

Premium offers are invited in the region of £15,000 for an assignment of the existing effective full repairing & insuring lease for a term of 10 years from the 10th of August 2023 at a rent of £17,000 per annum exclusive. Subject to status the landlord will require a rent deposit & an adequate guarantee from the incoming tenant.

AML & Referencing

Anti money laundering searches will be required & charged at a cost of £50 plus VAT for each party requiring whilst referencing will be at a cost of £75 plus VAT as required.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

29 Trafalgar Street BRIGHTON BN1 4ED	Energy rating D	Valid until: 29 April 2029
		Certificate number: 9962-3004-0614-0900-0471

Property type A1/A2 Retail and Financial/Professional services

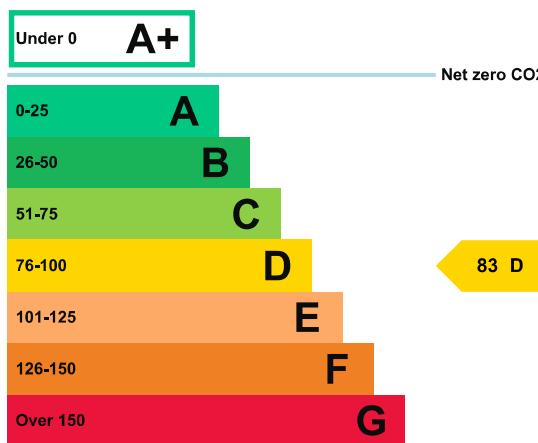
Total floor area 71 square metres

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 D.



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

22 A

If typical of the existing stock

63 C

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 (kgCO ₂ /m ² per year)	66.68
Primary energy use (kWh/m ² per year)	394

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0090-0941-6649-2074-4002\)](#).

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	Stuart Foster
Telephone	01273 458484
Email	info@skyline-epc.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/007985
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

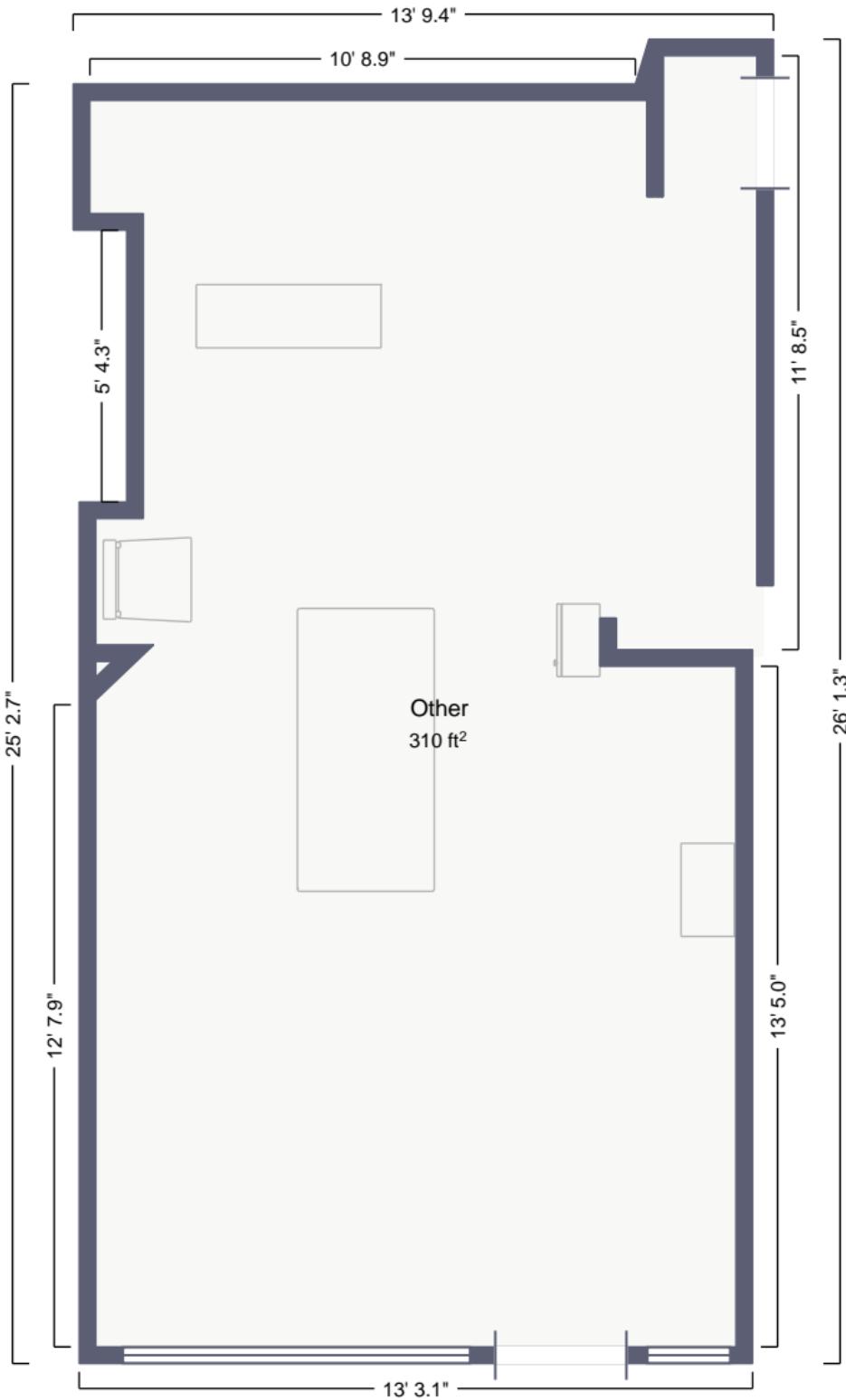
About this assessment

Employer	Skyline Energy Assessors
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 April 2019
Date of certificate	30 April 2019

29 Trafalgar Street Ground floor

79 Trafalgar Street, Brighton, England

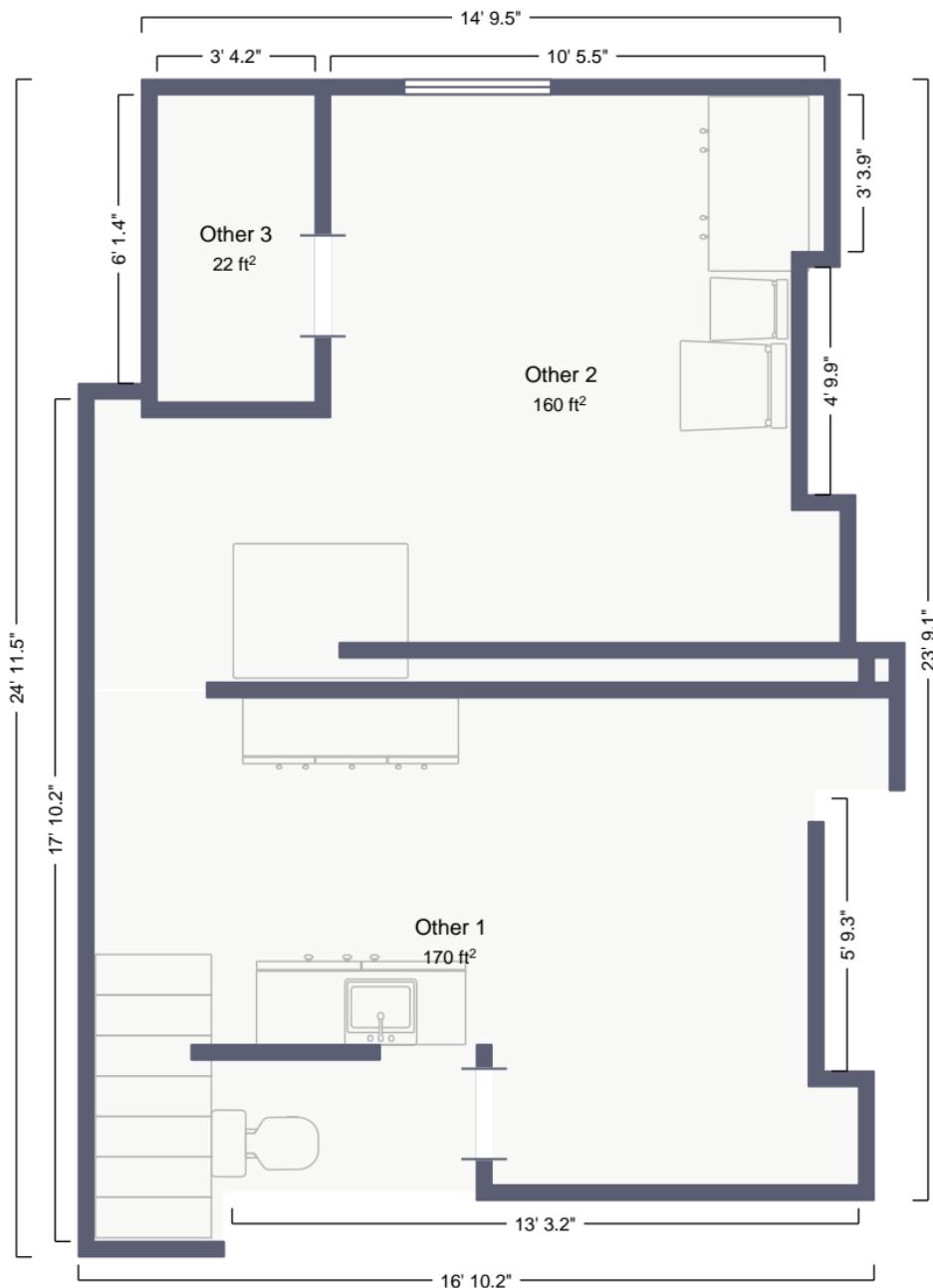
Approximately 340 ft² total



29 trafalgar street basement

29A Trafalgar Street, Brighton, England

Approximately 380 ft² total



Made with
Polycam

3 ft