



RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

33 SHIP STREET

Brighton, BN1 1AD

RETAIL UNIT TO LET IN OUTSTANDING CENTRAL
BRIGHTON LOCATION- NEW LEASE NO PREMIUM
AVAILABLE JAN 26

655 SQ FT

Eightfold
property

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

Summary

Available Size	655 sq ft
Rent	£35,000 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£15,843.25 per annum If the ground floor & basement are taken on their own the RV will be re-assessed & it is anticipated it will be reduced.
Rateable Value	£31,750
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1,500 plus VAT towards the landlords' legal fees. An unconditional undertaking to be provided prior to the release of papers.
EPC Rating	B (35)

Description

This highly desirable commercial property offers a good location with excellent visibility and foot traffic ideal for a range of occupiers and uses. The space comprises a retail unit over ground floor and basement. The current WC at ground floor will be removed with a new operational one placed in the basement along with a new electric & water supply installed shortly.

Location

Situated on the edge of Brighton's bustling Lanes, on the southern side of Ship Street next door to the Flat Iron Restaurant, & is only a short walk from Brighton Station, The Pier, Seafront and Churchill Square. With its strategic location, the site benefits from high visibility and foot traffic, making it an excellent choice for businesses seeking to establish a strong presence in a dynamic and thriving area. Nearby occupiers include The Ivy, Nando's, TK Maxx, Fred Perry, in addition to a range of other local and national occupiers.

Accommodation

The accommodation comprises the following areas:

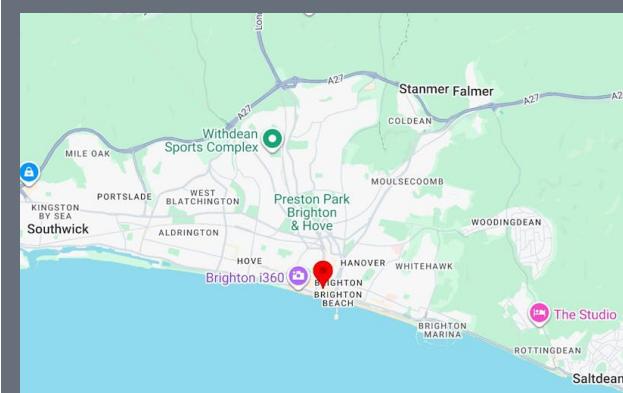
Name	sq ft	sq m
Ground	466	43.29
Basement	189	17.56
Total	655	60.85

Terms

Available to let by way of a new effective, full repairing and insuring lease for a term of at least 10 years. Subject to status, a rental deposit of 3-6 months' rent will be required. Utility supplies are currently awaited & anticipated January 26.

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations. There will be a charge of £50 plus VAT per person requiring a search to be carried out.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

33 Ship Street BRIGHTON BN1 1AD	Energy rating B	Valid until: 15 April 2035
		Certificate number: 2040-3204-5050-2201-6295

Property type Restaurants and Cafes/Drinking Establishments/Takeaways

Total floor area 99 square metres

Rules on letting this property

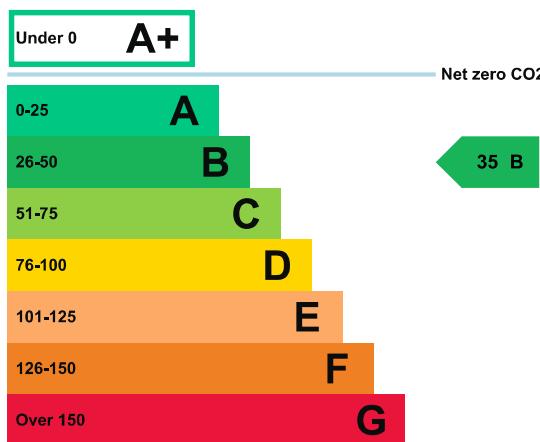
Properties can be let if they have an energy rating from A+ to E.

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m ² per year)	18.93
Primary energy use (kWh/m ² per year)	164

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2601-5245-4002-0094-2206\)](#).

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	Becky Cheney
Telephone	07967381384
Email	beckycheney1@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	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Performance Projects
Employer address	Flat 2 Van Alen Building, 24-30 Marine Parade, Brighton, BN2 1WP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 April 2025
Date of certificate	16 April 2025

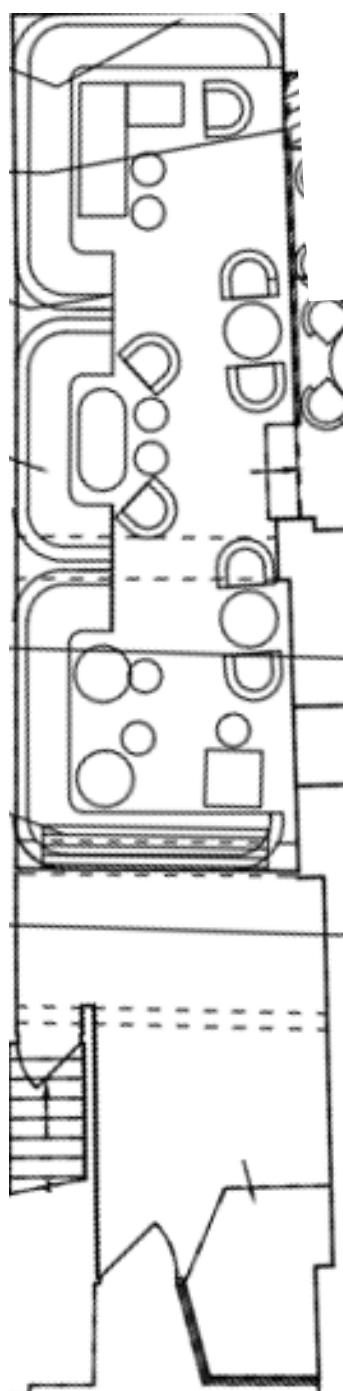
Floorplan

33 Ship Street, Brighton, BN1 1AD

Not to scale

All measurements are approximate

Ground Floor



33 Ship Street, Brighton, BN1

