



A3 (RESTAURANTS AND CAFES) / HEALTHCARE / LEISURE / OFFICE / OTHER - HEALTH / NURSERY / CHURCH / EDUCATION / PUB / BAR / CLUB / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN / RETAIL - OUT OF TOWN TO LET

33 RICHMOND PLACE

Brighton, BN2 9NA

A HIGHLY VISUAL, WELL SIZED COMMERCIAL UNIT SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING.

2,583 SQ FT

Eightfold
property

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

Summary

Available Size	2,583 sq ft
Rent	£32,500 per annum exclusive of rates, service charge and all other outgoings.
Business Rates	TBA
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Description

This property comprises large predominantly open plan spaces at ground floor & basement levels. The property has previously been used as a pub & a boxing gym but could be suitable for a variety of uses subject to planning consent. Our client will shortly be whitewashing the unit internally.

Location

The property is situated in a very prominent spot on the corner of Richmond Place where the junction meets Grand Parade overlooking Valley Gardens & St Peters Church.. Nearby occupiers include North Laine Brewhouse, Jacob's Bakery, Budgens and Sukhi Healing. American Express HQ & Brighton Police Station are also only a short walk away.

Accommodation

The accommodation comprises the following areas:

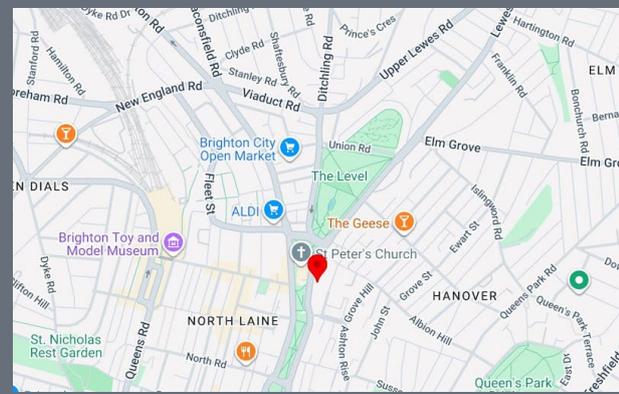
Name	sq ft	sq m
Ground	1,076	99.96
Basement	1,507	140
Total	2,583	239.96

Terms

Available on a new effective full repairing & insuring lease for a term of at least 5 years. A rent deposit will be required subject to status which is likely to be between 3 & 6 months rent.

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 Richmond Place BRIGHTON BN2 9NA	Energy rating	Valid until: 10 August 2033
	C	Certificate number: 2060-3003-5070-4206-5225

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	357 square metres

Rules on letting this property

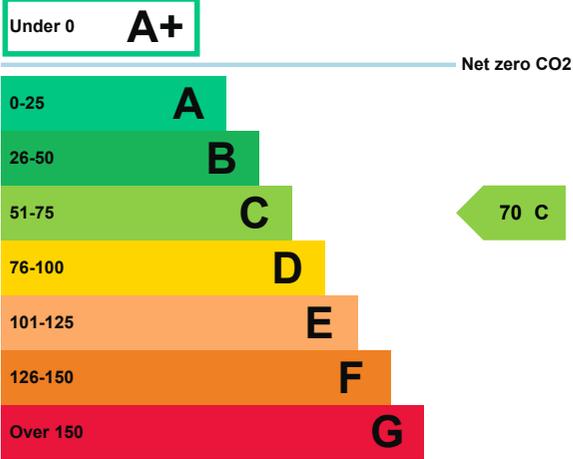
Properties can be let if they have an energy rating from A+ to E.

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

26 B

If typical of the existing stock

104 E

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)	48.75
Primary energy use (kWh/m ² per year)	436

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0506-5247-6002-0023-2406\)](#).

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	Rebecca Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

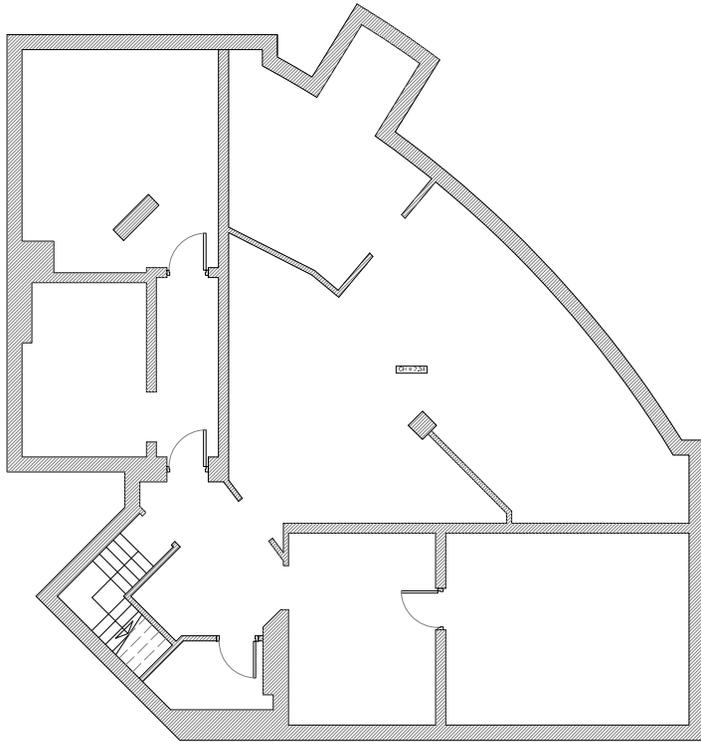
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

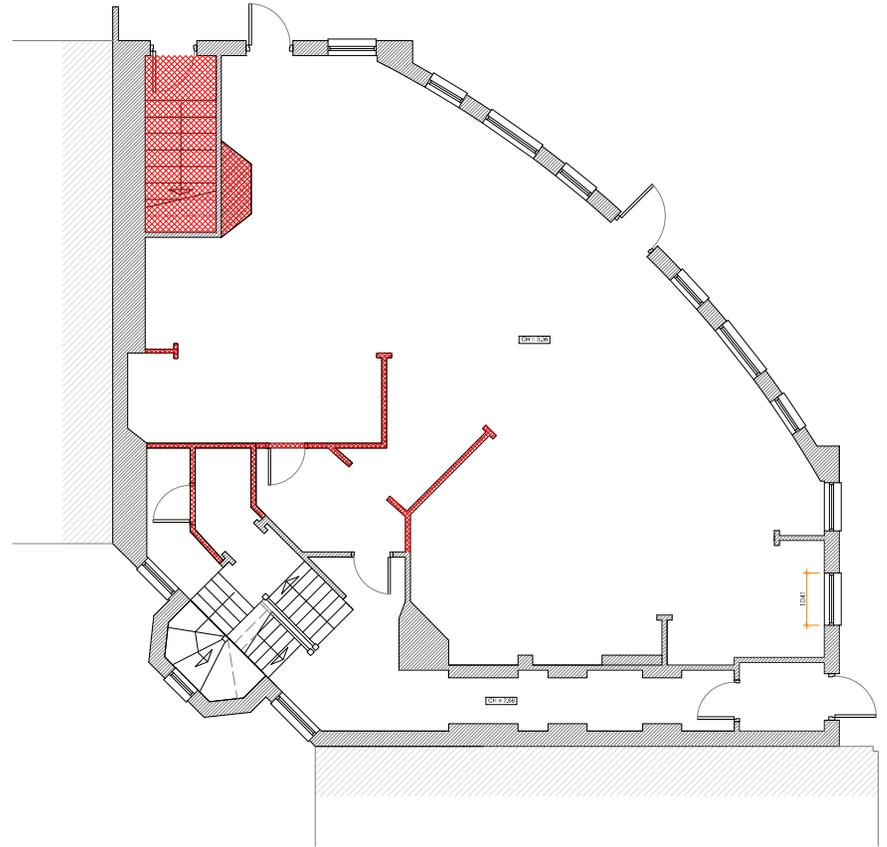
Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

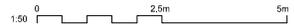
Employer	Go Energy Assess
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 July 2023
Date of certificate	11 August 2023



EXISTING BASEMENT FLOOR PLAN



EXISTING GROUND FLOOR PLAN



02 EXISTING PLANS
SCALE 1:50 @ A1

NOTES:

1. All dimensions to be checked on site.
2. Any discrepancies to be reported back to CR Design Services.

CR Design Services

Salvo House, Arkley Hoads,
Durham, DH1 5TS
sales@crdesignservices.co.uk
www.crdesignservices.co.uk
Tel: 0191 945 0000

Rev. Date Description

DRAWING NO	DATE	DRAWING	PROJECT
1939 - 02	23.05.22	EXISTING PLANS	33 RICHMOND PLACE BRIGHTON BN2 9NA
DRAWN	SCALE		
JS	1:50 @ A1		