



A3 (RESTAURANTS AND CAFES) / INDUSTRIAL / OTHER / RESTAURANT / CAFE / TAKEAWAY TO LET

BASEMENT KITCHEN, NUMA HOTEL

17 Jubilee Street, Brighton, BN1 1GE

**DARK KITCHEN AVAILABLE TO LET IN DESIRABLE
CENTRAL BRIGHTON LOCATION IN NUMA HOTEL**

908 SQ FT

Eightfold
property

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

Summary

Available Size	908 sq ft
Rent	£20,000 per annum exclusive of rates, VAT & all other outgoings.
Business Rates	To be assessed.
Service Charge	A service charge will be payable based on a fair proportion of costs for the building.
VAT	Applicable
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 (39)

Description

Situated beneath Rudy's Pizza, this opportunity offers turnkey dark kitchen available to let at basement level. The space is part fitted to good standard, comprising a large open plan kitchen. Deliveries can be collected via the hotels underground car park accessed in Jubilee Street.

Location

Located at basement level below the newly launched Numa Hotel & Rudy's Pizza on Jubilee Street/ Jubilee Square in Brighton's bohemian North Laine. located so centrally offers a superb location for a dark kitchen both in respect of its great location for staff as well being able to distribute throughout the city. Brighton station and the beach are a short walk from the premises. Nearby occupiers include Pizza Express, Los Iguanas, Gail's, Starbucks, Tesco & 5 Guys as well as a variety of fantastic independent operators that give the area it's unique vibe

Accommodation

The accommodation comprises the following areas:

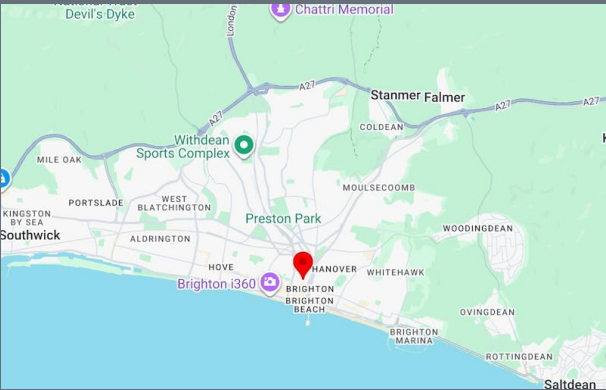
Name	sq ft	sq m
Basement	908	84.36
Total	908	84.36

Terms

Available to let by way of a new effective, full repairing and insuring lease for a minimum term of 5 years outside of the landlord & tenant act 1954. Subject to status, a rental deposit of 3-6 months' rent will be required.

AML

In the normal manner identification & recent proof of address will be required for shareholders with a 25% interest in a company taking the property. Where a LLP with more than 4 shareholders checks may need to be carried out on more parties. Anti-money laundering checks will come at a cost of £50 + VAT per person. Referencing will come at a cost of £75 + VAT.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

Restaurant Unit 17 Jubilee Street BRIGHTON BN1 1GE	Energy rating B	Valid until: 3 October 2034
		Certificate number: 2222-9919-8830-7306-9433

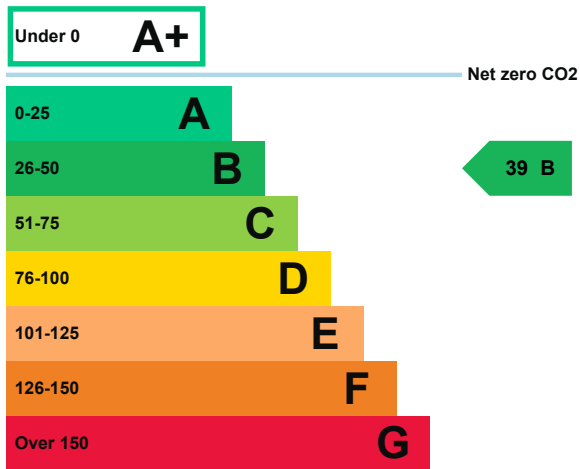
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	569 square metres

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/m2 per year)	41.46
Primary energy use (kWh/m2 per year)	390

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0912-9232-6484-9783-9024\)](#).

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

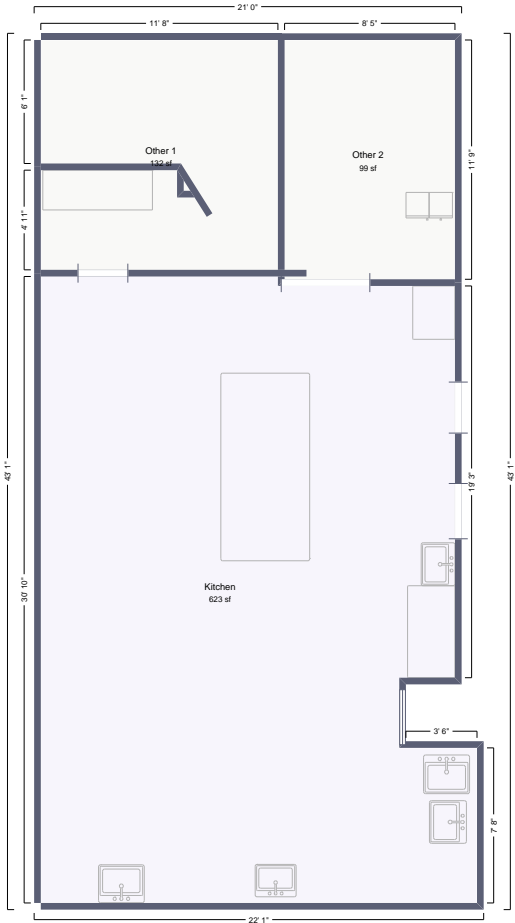
About this assessment

Employer	Go Energy Assess Ltd
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	13 September 2024
Date of certificate	4 October 2024

Floorplan

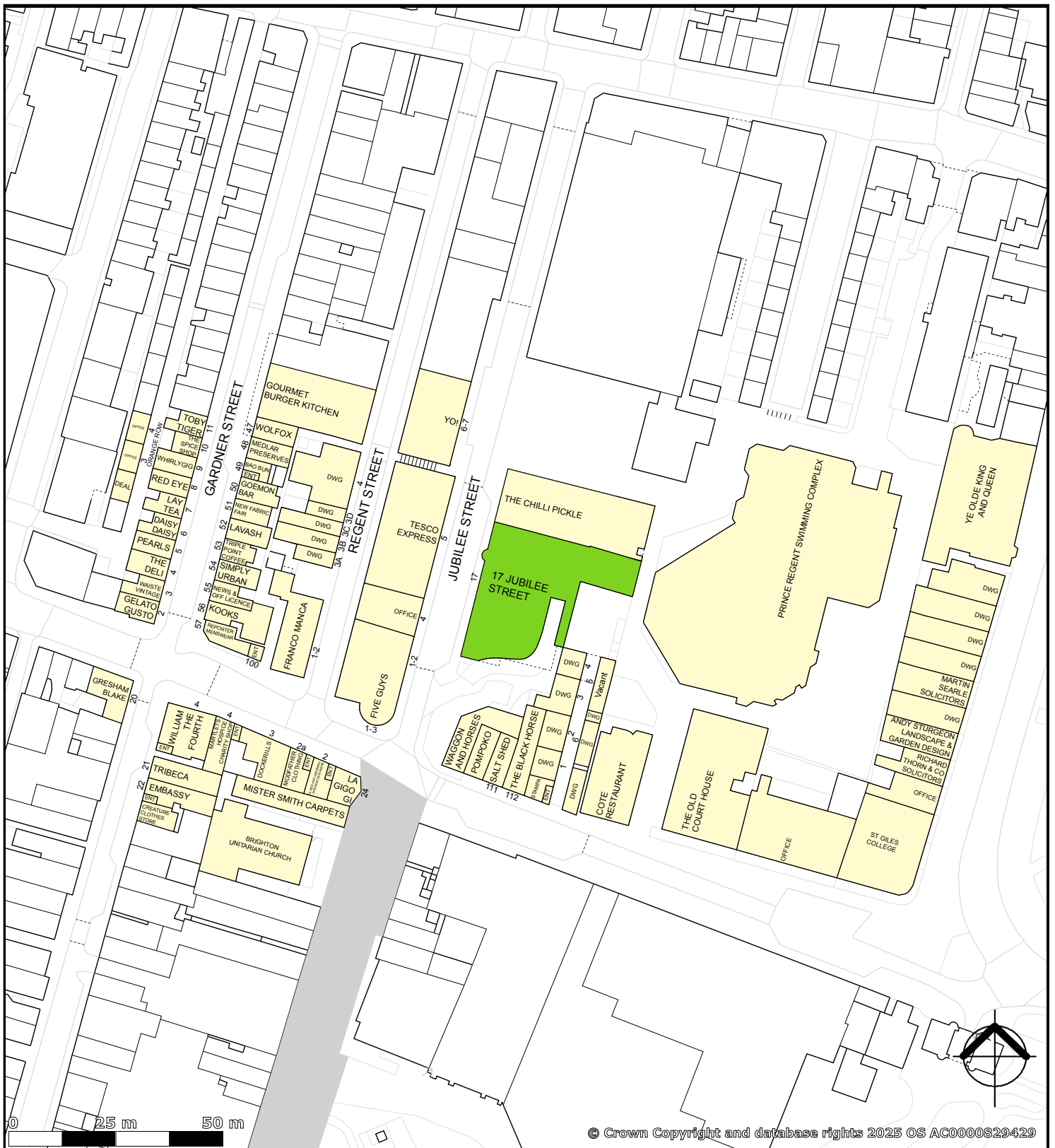
17 Jubilee Street, Brighton, England

Approximately 908 sf total



made with
polycam

17 Jubilee Street, Brighton, BN1



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