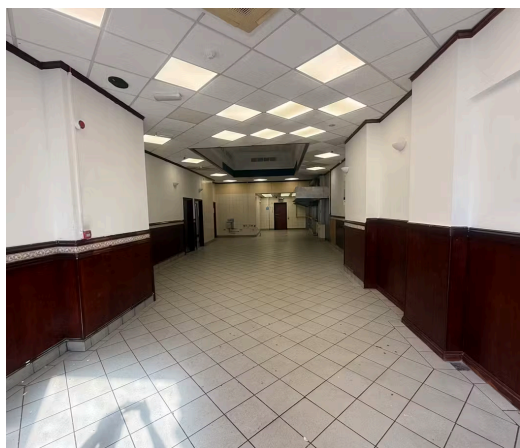
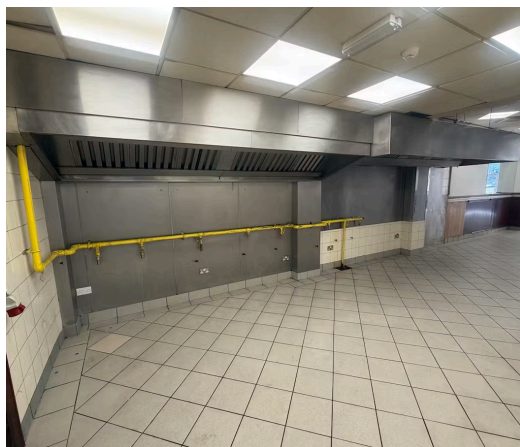
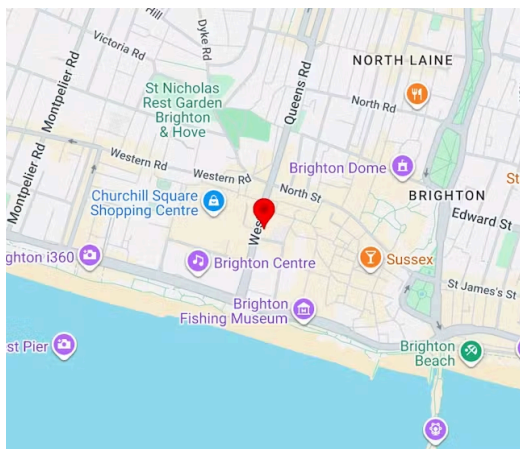




60 West Street, Brighton, BN1 2RA

A3 (Restaurants and Cafes), Retail, High Street Retail To Let | £65,000 per annum exclusive of rates, VAT and all other outgoings. | 2,529 sq ft

RETAIL/ RESTAURANT/ TAKEAWAY PREMISES AVAILABLE TO LET IN CENTRAL BRIGHTON



Description

Arranged over ground floor & basement of this attractive character building. Having previously traded as a fast food restaurant the property benefits from extraction & facilities for this type of business. The ground floor provides a large open place space at the front of the unit with rear storage & prep areas to the rear in addition to WC's at ground floor level & storage in the basement. The Landlord is looking for a quality operator to occupy the premises that will fit in with the regeneration of the area which includes the introduction of new hotels replacing nightclubs as well as the eagerly anticipated of a new 2000 plus capacity live music venue that will only be a 1 minute walk away from the property.

Location

This property is located on West Street in central Brighton, close to seafront and Churchill Square shopping Centre. Nearby occupiers include Burger King, Popeyes, Tortilla, Sports Direct, Boots and Waterstones, whilst a new Premier Inn is currently being constructed a few hundred yards south of the property.

Accommodation

Name	sq ft	sq m
Ground	1,441	133.87
Basement	1,088	101.08
Total	2,529	234.95

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 10 years with provision for 5 yearly rent reviews.

Summary

- Rent: £65,000 per annum exclusive of rates, VAT and all other outgoings.
- Business rates: £9,828 per annum based on the 2026 valuation.
- Rateable value: £22,750
- Service charge: A service charge will be payable based on a fair proportion of expenditure to the building.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (72)
- Lease: New Lease
- Terms: 10 years

Further information

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

Contact & Viewings

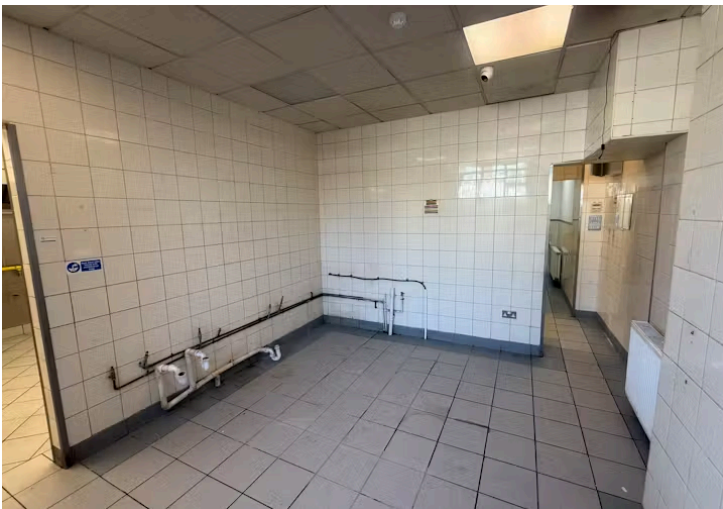


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Energy performance certificate (EPC)

60 West Street BRIGHTON BN1 2RA	Energy rating C	Valid until: 6 March 2033
		Certificate number: 3672-1849- 3636-8061- 8698

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	248 square metres

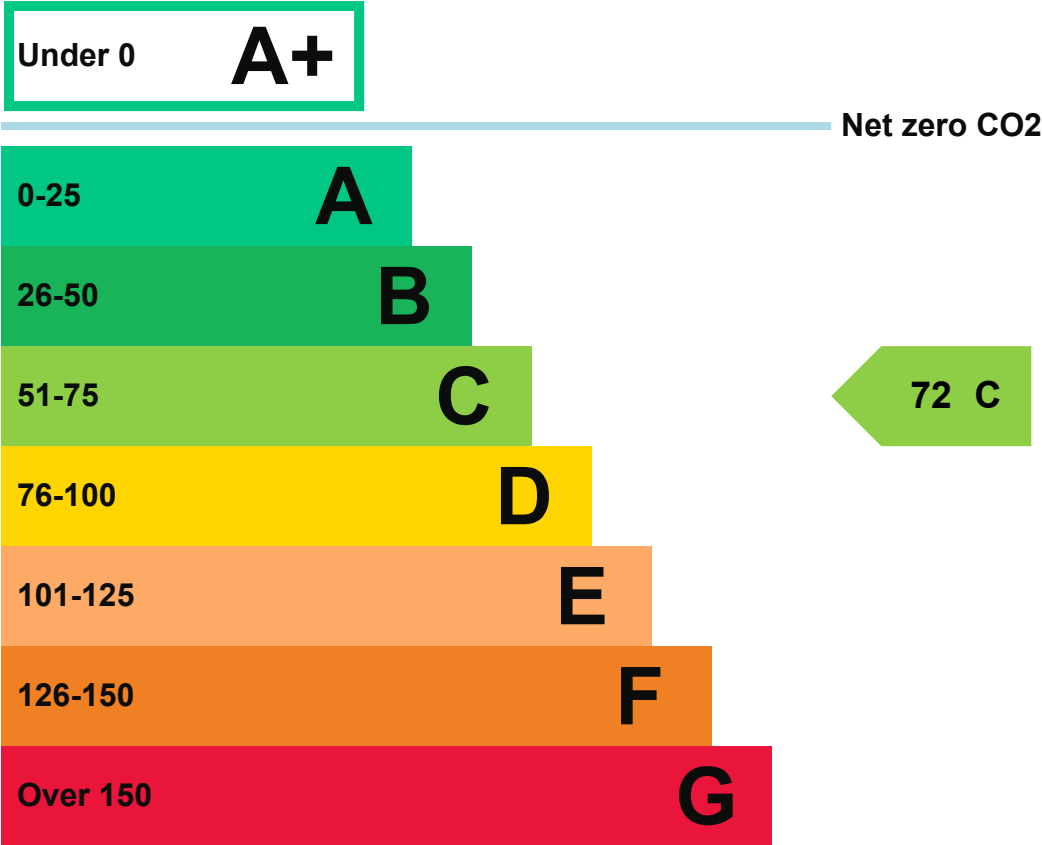
Rules on letting this property

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 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	25 A
If typical of the existing stock	102 E

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)	38.63
Primary energy use (kWh/m² per year)	341

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0898-6592-2803-4582-4158\)](/energy-certificate/0898-6592-2803-4582-4158).

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	Mr Anthony Light
Telephone	0845 021 2233
Email	anthony@brightenergyreports.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001259
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 March 2023
Date of certificate	7 March 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).

Certificate number	0910-7951-0399-1780-6064 (/energy-certificate/0910-7951-0399-1780-6064)
Expired on	13 September 2021



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

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Mega Grill, 60 West Street, Brighton, BN1

