



31 Bath Street
Brighton, BN1 3TB

Modern shop unit to let in popular 7 Dials location, close to Brighton City Centre.

338 sq ft
(31.40 sq m)

- MODERN RETAIL UNIT
- POPULAR LOCATION
- CLOSE TO BRIGHTON STATION
- EXPANSIVE WINDOW

31 Bath Street, Brighton, BN1 3TB

Summary

Available Size	338 sq ft
Rent	£12,750 per annum exclusive of rates VAT & all other outgoings
Rates Payable	£3,892.20 per annum It is our understanding that this property should benefit from 100% rate relief based on current legislation
Rateable Value	£7,800
EPC Rating	C (67)

Description

Constructed in approximately 2015 the property comprises a ground floor retail unit which forms part of a development comprising 2 other commercial units & a number of residential dwellings. Double fronted with a light & airy feel to the unit it could suit a variety of uses. The unit also benefits from a kitchen & WC.

Location

The property is situated on Bath Street which benefits from high visibility as it forms part of the one way system from Terminus Road through to the 7 Dials. The 7 Dials is a very popular location for both residential & commercial occupiers, the combination of great architecture as well proximity to Brighton Station & the city whilst also having good access on road to both the A23 & A27 makes the location a desirable one. Nearby occupiers include Hellenic Bakery, Small Batch Coffee, Seven Cellars as well BHASVIC 6th form college.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground	338	31.40
Total	338	31.40

Viewings

Through landlords agent Eightfold Property

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years.

Legal Costs

The incoming tenant to make a contribution of £500 plus VAT towards the landlords legal fees. an unconditional undertaking to be provided prior to release of paperwork.



Viewing & Further Information



Max Pollock
07764 794 936 | 01273 093767
max@eightfold.agency



James Hawley
07935 901 877 | 01273 093767
james@eightfold.agency

Energy performance certificate (EPC)

31 Bath Street BRIGHTON BN1 3TB	Energy rating C	Valid until: 10 August 2025 Certificate number: 9659-3098-0557-0500-3105
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Property type
A1/A2 Retail and Financial/Professional services

Total floor area
37 square metres

Rules on letting this property

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

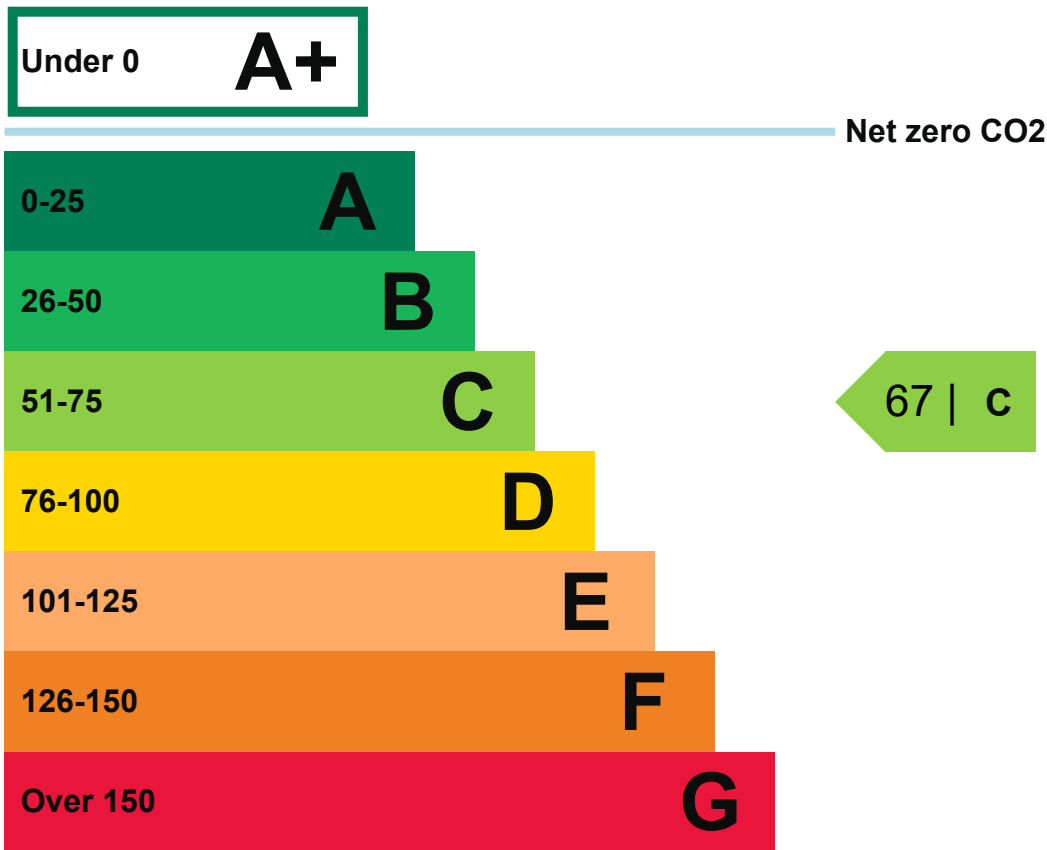
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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
Grid Supplied Electricity

Building environment
Heating and Natural Ventilation

Assessment level

Building emission rate (kgCO₂/m² per year)121.15

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0360-0545-5579-9908-1006\)](/energy-certificate/0360-0545-5579-9908-1006).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details**Assessor's name**Colin Watts

Telephone07708564008

Emailcolinwatts@btconnect.com

Accreditation scheme contact details**Accreditation scheme**NHER

Assessor IDNHER001542

Telephone01455 883 250

Email

Assessment details

Employer

Into Design

Employer address

8, Dyke Road Avenue, Brighton BN1 5LB

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

7 August 2015

Date of certificate

11 August 2015

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.

There are no related certificates for this property.

