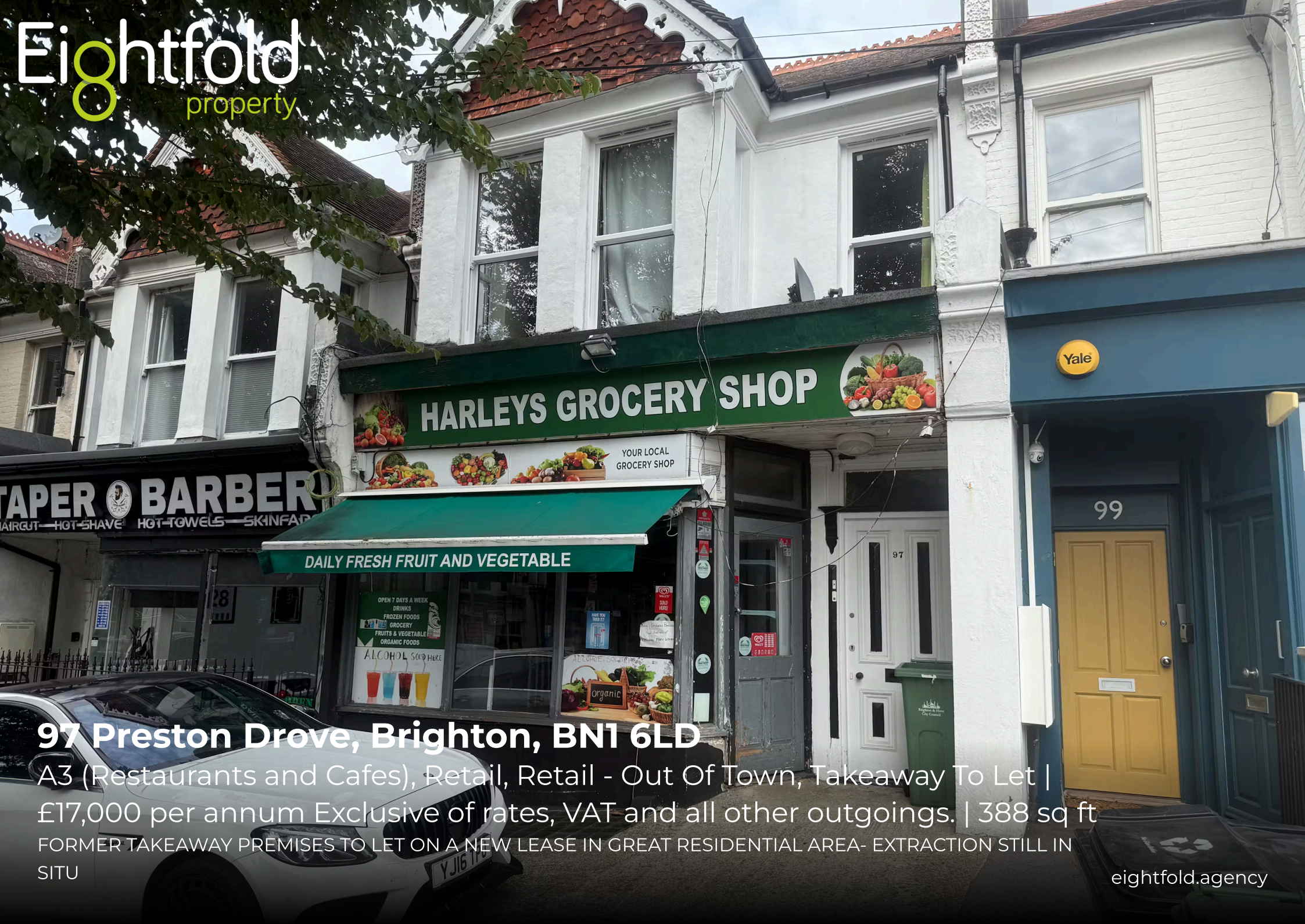
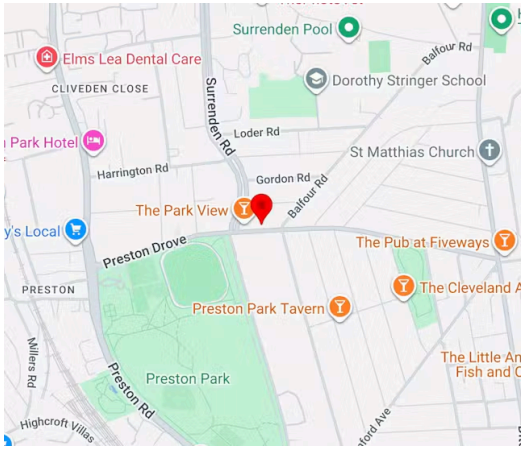


97 Preston Drove, Brighton, BN1 6LD

A3 (Restaurants and Cafes), Retail, Retail - Out Of Town, Takeaway To Let | £17,000 per annum Exclusive of rates, VAT and all other outgoings. | 388 sq ft

FORMER TAKEAWAY PREMISES TO LET ON A NEW LEASE IN GREAT RESIDENTIAL AREA- EXTRACTION STILL IN SITU

eightfold.agency







Description

A ground floor lock up shop unit with a glazed frontage directly onto Preston Drove. This gives strong visibility to passing pedestrian & vehicle traffic. It previously traded as a hot food takeaway and so benefits from the commercial kitchen extraction that remains in place(however has not been tested) along with the external flu that remains in place.

Location

The subject property is situated on the northern side of Preston Drove within the popular Fiveways area & also close to Preston Park. Preston Park Station is only a short walk away, whilst a number of schools such as Dorothy Stringer, Varndean & Downs are nearby attributing to the areas popularity. Brighton Centre is located to the south & can be accessed easily by foot, bike, car or bus.

Accommodation

Name	sq ft	sq m
Ground - Takeaway premises	388	36.05
Total	**388**	**36.05**

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. A 6 month rent deposit will be required.

Premium

Premium offers are invited in the region of £10,000 for the benefit of the new lease.

Summary

- Rent: £17,000 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: £2,903.20 per annum Subject to status the tenant will qualify for 100% small business rate relief if this is their only premises.
- Rateable value: £7,600
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. An unconditional undertaking to be provided prior to release of paperwork
- EPC: C (71)
- Lease: New Lease
- Terms: 10 years

Further information

- View details on our website
- View Microsite

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.




HARLEYS GROCERY SHOP
DAILY FRESH FRUIT AND VEGETABLE




HARLEYS GROCERY SHOP




HARLEYS GROCERY SHOP
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Energy performance certificate (EPC)

97 Preston Drove BRIGHTON BN1 6LD	Energy rating **C**	Valid until: **13 February 2028** Certificate number: **0990-8944-0378-1100-7070**

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	68 square metres

Rules on letting this property

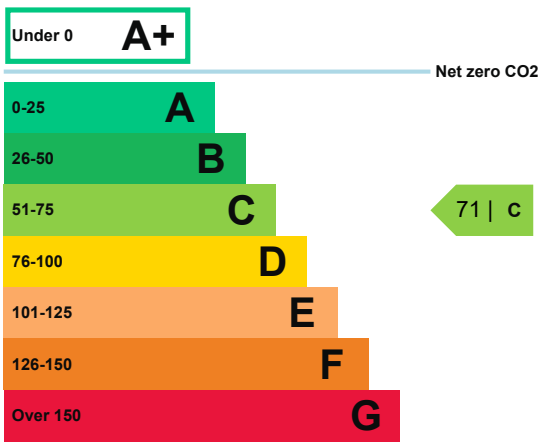
Properties can be let if they have an energy rating from A+ to E.

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.

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	29 | B
If typical of the existing stock	84 | D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	118.71
Primary energy use (kWh/m2 per year)	702

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9817-4009-0487-0700-1491).

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	Laurence Powell
Telephone	07925768008
Email	epc@commercial-epc-quote.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/011531
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

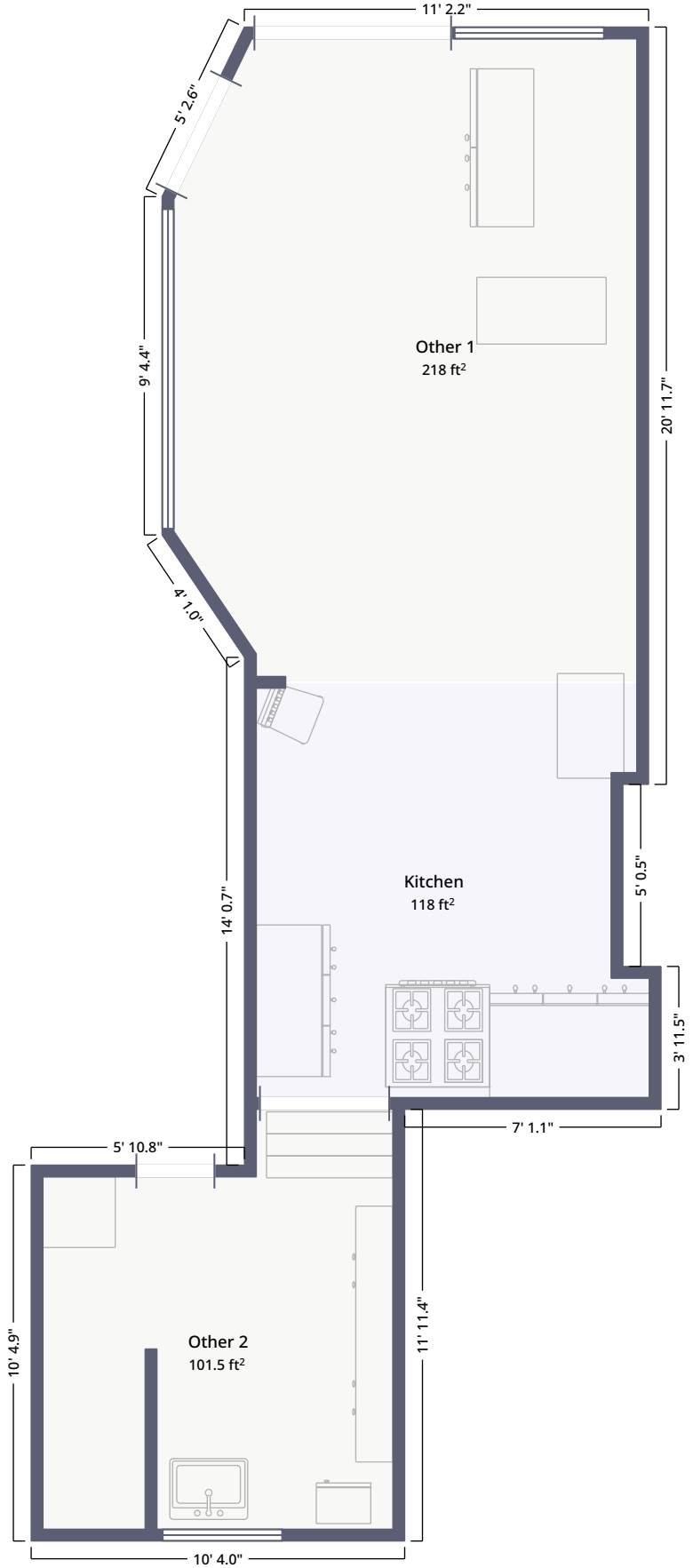
Assessment details

Employer	Easy EPC
Employer address	12 Albion Street
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 January 2018
Date of certificate	14 February 2018

97 Preston Drove Brighton

99 Preston Drove, Brighton, England

Approximately 478 ft² total



Made with Polycam

3 ft