

KEMPTOWN HOUSE

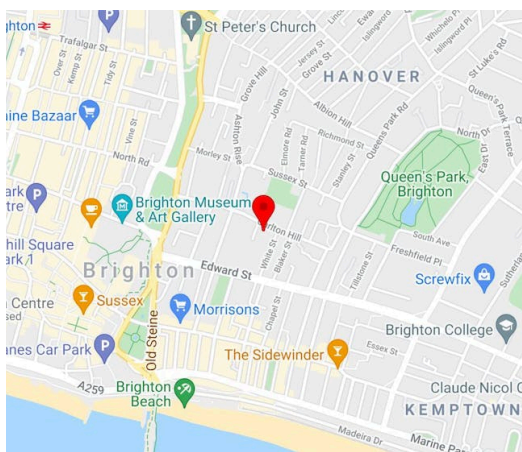
ROOMS FOR  
THERAPISTS  
Carlton Hill

## 72 CARLTON HILL, BRIGHTON, BN2 0GW

Healthcare, Investment, Office, Other - Health / Nursery / Church / Education

For Sale | £210,000 | 700 sq ft

LONG LEASEHOLD INVESTMENT FOR SALE

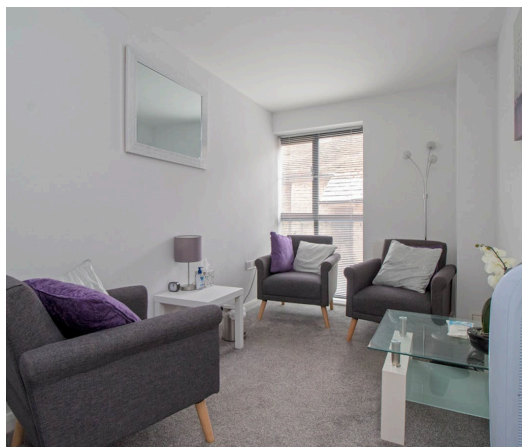


## Description

A self contained ground floor space that is used as consulting rooms & let to Rooms For Therapists Limited on a lease term expiring 4th June 2029 who pay a rent of £15,000 pa exclusive. We understand there is a 3 month rent deposit held by the landlord. The building was constructed in approximately 2018. The tenant operates a therapy room business where operators are able to hire rooms on an hourly basis. The tenants have been in situ since 2019 & did not operate the break clause in 2024.

## Location

The building is situated on the corner of Carlton Hill & Mighell Street adjacent to the Amex building & Edward Street Quarter development where occupiers include Knights solicitors, Octopus Energy & Natwest. The Circus Street Development is also nearby where tenants include South East Dance. whilst the popular Queens Park is a few minutes walk away to the east whilst the the City Centre is to the ease & seafront to the south.



## Accommodation

Name	Description	sq ft	sq m	Price
Upper Ground - Suite 1 Kemptown House, 72 Carlton Hill	Suite 1 Kemptown House, 72 Carlton Hill	700	65.03	£210,000
<b>Total</b>		<b>700</b>	<b>65.03</b>	

## Terms

For Sale by way of a long leasehold interest for a term of 999 years from 2018 with the benefit of the existing tenancy. A price of £210,000 is suggested & a purchase at this level would show a gross yield of 7.14% & net yield after purchasers costs of 6.98%.

## Viewings

Strictly via Sole Agents Eightfold Commercial.

## Summary

- Price: £210,000
- Service charge: A service charge will be payable based on a fair proportion of expenditure to the building. This will be in turn passed onto the tenant subject to terms.
- VAT: Applicable. It is proposed the purchase will be by way of TOGC.
- Legal fees: Each party to bear their own costs
- EPC: B (26)

## Further information

- [View Microsite](#)

## Contact & Viewings



Max Pollock  
01273 672999 | 07764 794936  
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# Energy performance certificate (EPC)

33 Mighell Street  
BRIGHTON  
BN2 0JF

Energy rating

**B**

Valid until 19 November 2028

Certificate number

9286-3090-0988-0390-6095

## Property type

B1 Offices and Workshop businesses

## Total floor area

352 square metres

## Rules on letting this property

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

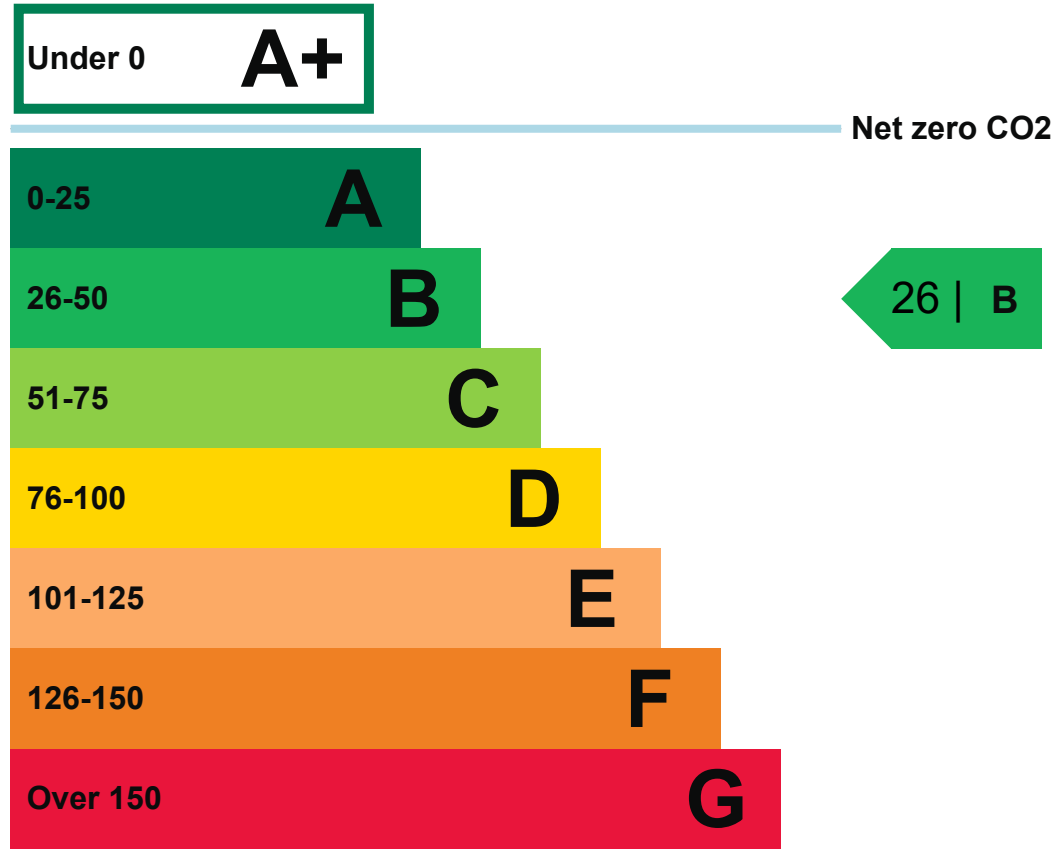
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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](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 B.



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.

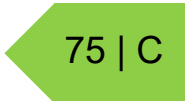
### How this property compares to others

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

Natural Gas

#### Building environment

Heating and Natural Ventilation

## Assessment level

5

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

16.11

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## Primary energy use (kWh/m<sup>2</sup> per year)

94

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0620-0348-8989-6990-0096\)](/energy-certificate/0620-0348-8989-6990-0096).

## 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

George Kent

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### Telephone

07792 670 919

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### Email

[george@impactsustainability.co.uk](mailto:george@impactsustainability.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

CIBSE Certification Limited

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### Assessor ID

LCEA200921

**Telephone**

020 8772 3649

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**Email**

[epc@cibsecertification.org](mailto:epc@cibsecertification.org)

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**Assessment details****Date of assessment**

16 October 2018

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**Date of certificate**

20 November 2018

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**Employer**

Delta Green Environmental Design Ltd

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**Employer address**

Number 2 Station Farm Barns Station Road, Glynde, BN8 6SB

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**Assessor's declaration**

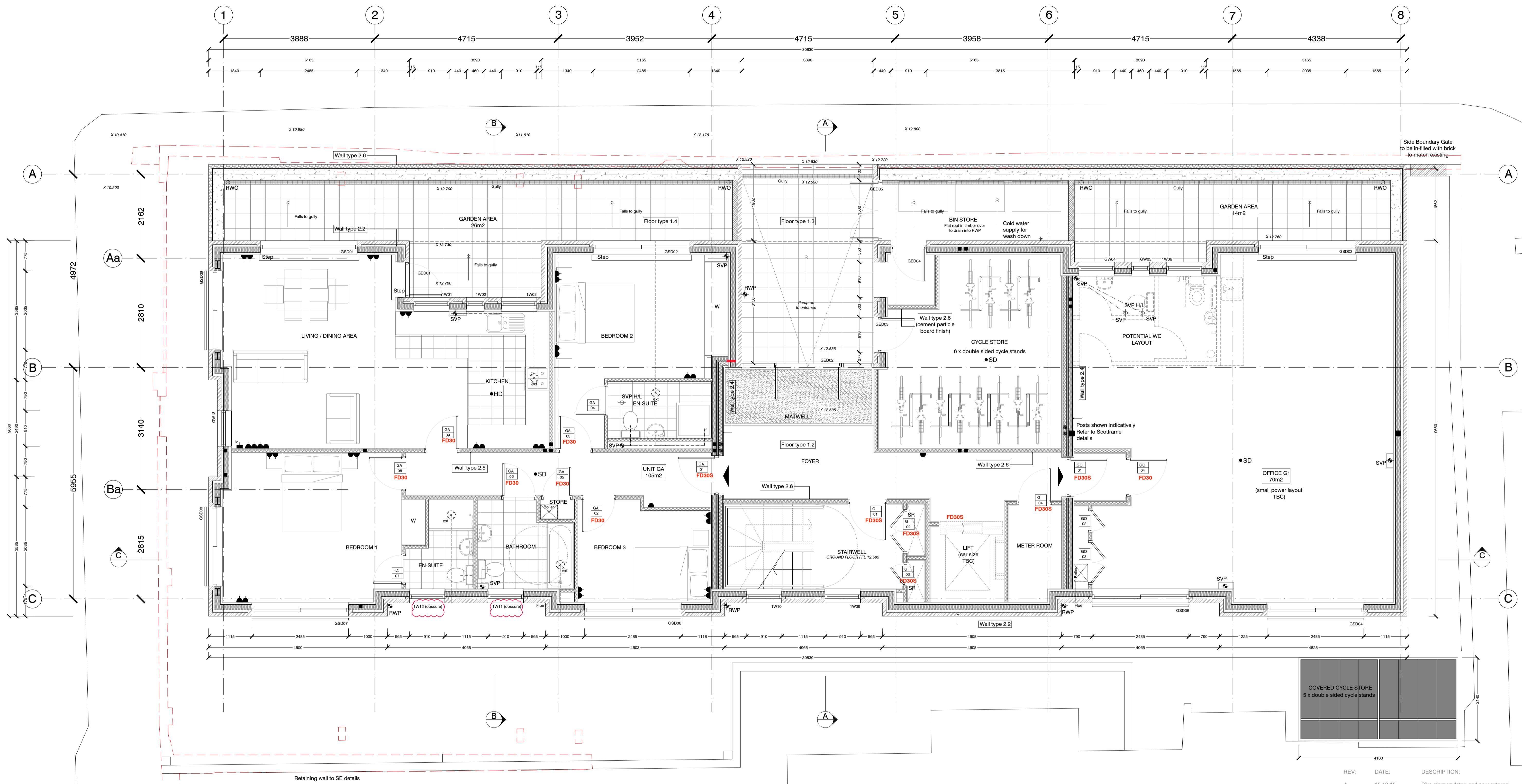
The assessor is not related to the owner of the property.

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**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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.



Proposed ground floor GA - 1:50

REV.	DATE:	DESCRIPTION:
A	15.12.15	Bike store updated and new external bike store for offices added.
B	16.12.15	Staircase up to Carlton Hill removed, LG office split into 3 no offices
C	06.10.16	Issued for Building Regs
D	30.01.17	Smoke lobby added to office, RWP pipes revised, washdown facility added to bin area
E	15.05.17	Obscure glazing to bathrooms added

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 Twitter yeloarchitects

PROJECT YO176  
 Mighell Street  
 DRAWING TITLE Ground Floor GA  
 DRAWING NO Y0176-1201  
 SCALE 1:50 @ A1  
 DATE September 15  
 REV E

**CONSTRUCTION**