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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

LOCK-UP SHOP TO LET



126, CARDEN AVENUE, BRIGHTON, BN1 8NE

Situated at the junction of Carden Avenue and Patchdean (see location plan attached) in a commercial parade. Other occupiers include a hairdressers, sunbed salon, scooter mobility and newsagents. The premises briefly comprise:

Fascia Frontage 21' (6.4m)

Ground Floor A1 Premises

Internal width **16'9** (5.1m) overall depth **27'8** (8.43m)
providing a sales area of **505ft²** (46.91m²)

Rear

WC

All measurements are approximate

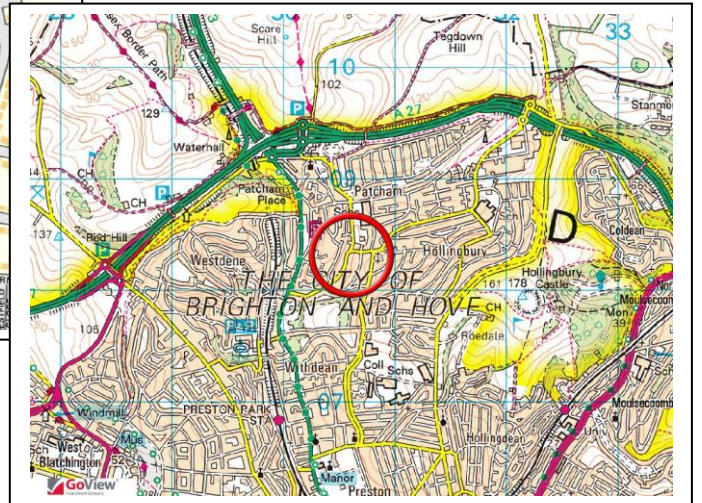
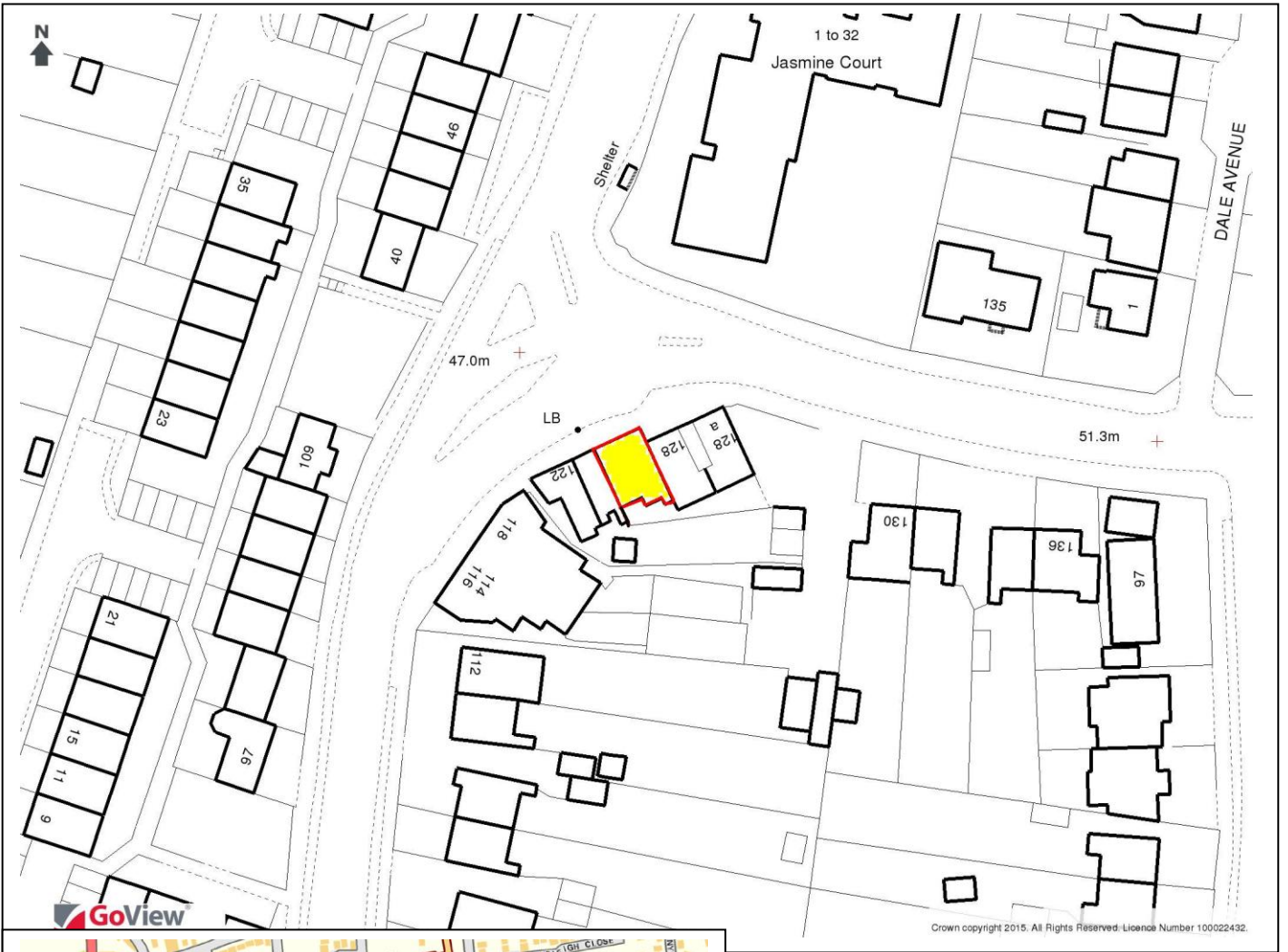
Services not tested

Rateable Value: £4,500

The premises are **TO LET** on a new lease for a term to be agreed.
Offers of rental are invited in the region of **£7,000 per annum** exclusive.

NO PREMIUM

Viewing by strict appointment with **SOLE LETTING AGENTS, GRAVES SON & PILCHER**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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Energy Performance Certificate

Non-Domestic Building



126 Carden Avenue
BRIGHTON
BN1 8NE

Certificate Reference Number:
0090-0935-9169-3398-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 148

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 51
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 263.05

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

95 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.