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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.

**Due to Relocation**  
**BUSY MAIN ROAD LOCATION**  
**LOCK-UP A2 OFFICE / SHOP**  
**TO LET**



**132 DITCHLING ROAD, BRIGHTON**

Situated in a small parade of shops fronting a main arterial road. The premises are located adjacent to the BP garage and benefit from a small forecourt and high visibility from the road (see location plan attached). The shop has been trading as an estate agent for 25 years.

The premises briefly comprise:

**Frontage: 15' (4.57m)**

**Display Forecourt Depth: 7'7 (2.31m)**

<b>Ground Floor Office (A2/Shop)</b>	width <b>10'4 (3.14m)</b> , overall depth <b>15'6 (4.7m)</b> providing an overall floor area of <b>160ft<sup>2</sup> (14.8m<sup>2</sup>)</b>
<b>Office at rear</b>	in all <b>61ft<sup>2</sup> (5.6m<sup>2</sup>)</b>
<b>Office at rear</b>	in all <b>43ft<sup>2</sup> (3.9m<sup>2</sup>)</b>
<b>Kitchenette, WC</b>	

All measurements are approximate

Services and amenities not tested

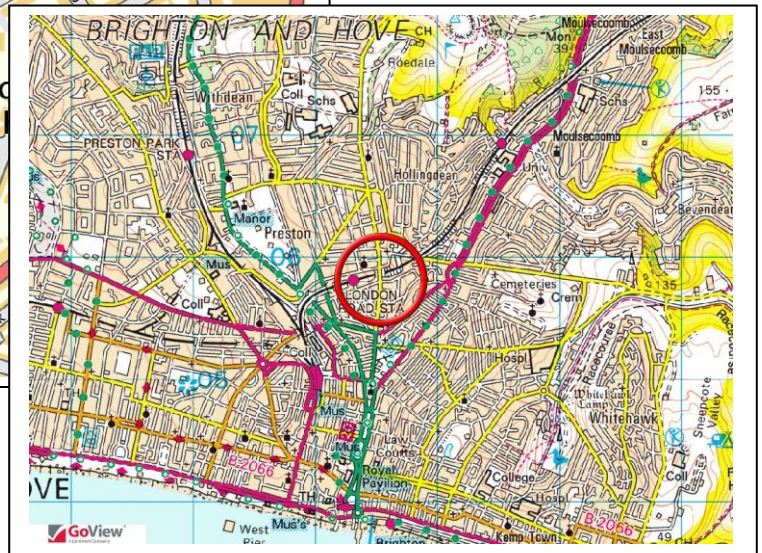
Rateable Value: £2,425

The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£8,500 per annum** exclusive.

**NO PREMIUM**

*In accordance with Section 21 of the Estate Agents Act 1979 we hereby declare a personal interest in the property.*

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



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



Avard Estate Agents  
132 Ditchling Road  
BRIGHTON  
BN1 4SG

Certificate Reference Number:  
0920-2993-0316-0500-9094

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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> 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

124

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 (m<sup>2</sup>): 38  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 118.37

## Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

100

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.