



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

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.

BUSY PEDESTRIAN THOROUGHFARE A3/A5 CAFÉ / TAKEAWAY TO LET



14 CRANBOURNE STREET, BRIGHTON, BN1 2RD

Situated in this pedestrianized retail thoroughfare linking Churchill Square shopping centre with Duke Street and The Lanes. The area benefits from a busy pedestrian flow, enhanced at weekends and during the holiday seasons (see location plan overleaf). The premises briefly comprise:

Frontage 18'10 (5.74m)

Ground Floor width 17'0 (5.81m) depth 22'8 (6.90m), providing a sales area of 328ft² (30.47m²)

Basement 3 rooms, WC in all 260ft² (24.14m²)

All measurements are approximate

Services not tested

Rateable Value: £23,250

The premises are **TO LET** on a new lease for a term to be agreed, at a commencing rental of **£35,000 per annum** exclusive and subject to rent reviews at appropriate intervals.

**OFFERS are invited in the region of £125,000
for the LEASEHOLD interest**

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

Energy Performance Certificate

Non-Domestic Building



Noodles
14 Cranbourne Street
BRIGHTON
BN1 2RD

Certificate Reference Number:
0330-0936-1779-7997-3006

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

◀ 90

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 63
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 75.18

Benchmarks

Buildings similar to this one could have ratings as follows:

46 If newly built

134 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.