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

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# MAIN ROAD LOCATION – BRIGHTON AREA NEW RETAIL UNIT with car parking 1,410 ft<sup>2</sup> / 131 m<sup>2</sup> • TO LET



## NEW RETAIL DEVELOPMENT, 165 SOUTH COAST ROAD, PEACEHAVEN, BN10 8NP

Situated in a prominent corner position on the busy A259 South Coast Road, to the east side of the Brighton conurbation. Peacehaven is a large residential area, with frequent bus services outside the premises to Brighton, Newhaven and Eastbourne. Nearby retailers include Sainsbury's, Papa John's, Subway and BP/Costcutter. See attached location plan.

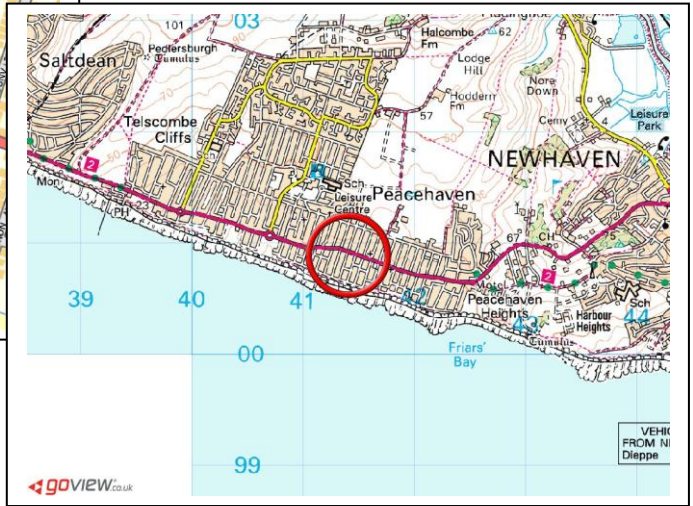
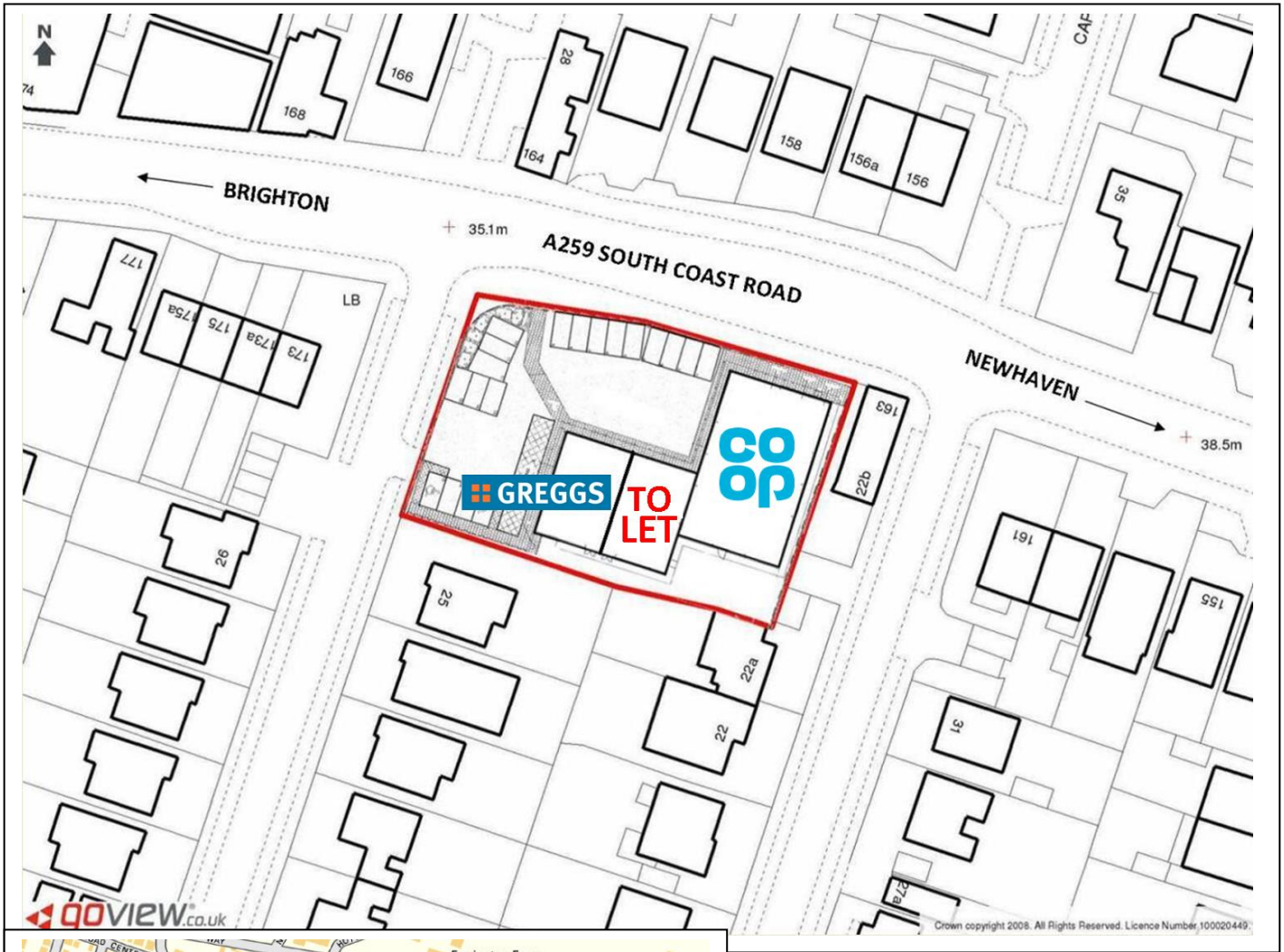
Unit 1:	2,800 ft <sup>2</sup> / 260 m <sup>2</sup>	LET to Co-operative Group Food
Unit 2:	1,410 ft <sup>2</sup> / 131 m <sup>2</sup>	<b>TO LET</b>
Unit 3:	1,410 ft <sup>2</sup> / 131 m <sup>2</sup>	LET to Greggs
exterior:	shared customer car park, loading facilities and totem signage	

Rateable Value: to be assessed

measurements are approximate

Unit 2 is **TO LET** on a new lease for a term to be agreed at a rental of **£23,000 per annum** (plus VAT), exclusive, subject to rent reviews at appropriate intervals.

For further information please contact SOLE LETTING AGENT, **GRAVES SON & PILCHER LLP**



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# Energy Performance Certificate

Non-Domestic Building



UNIT 2  
165 South Coast Road  
PEACEHAVEN  
BN10 8NP

Certificate Reference Number:  
0682-0436-7089-4903-3002

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

◀ 57

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 131  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 101.91

## Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

76 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.