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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.

CENTRAL LANES LOCATION PRIME LOCK-UP SHOP TO LET – NO PREMIUM



2 UNION STREET, BRIGHTON, BN1 1HA

An attractive shop premises within one of Brighton's famous Lanes linking to Ship Street/Duke Street (see location plan attached). The premises briefly comprise:

Fascia Frontage 13'11 (4.24m)

Ground Floor Shop	width 12'1 (3.91m), depth 23'4 (7.11m) providing a sales area of 255ft² (23.69m ²)
Lower Ground Floor	176ft² (16.35m ²) WC rear yard

All measurements are approximate

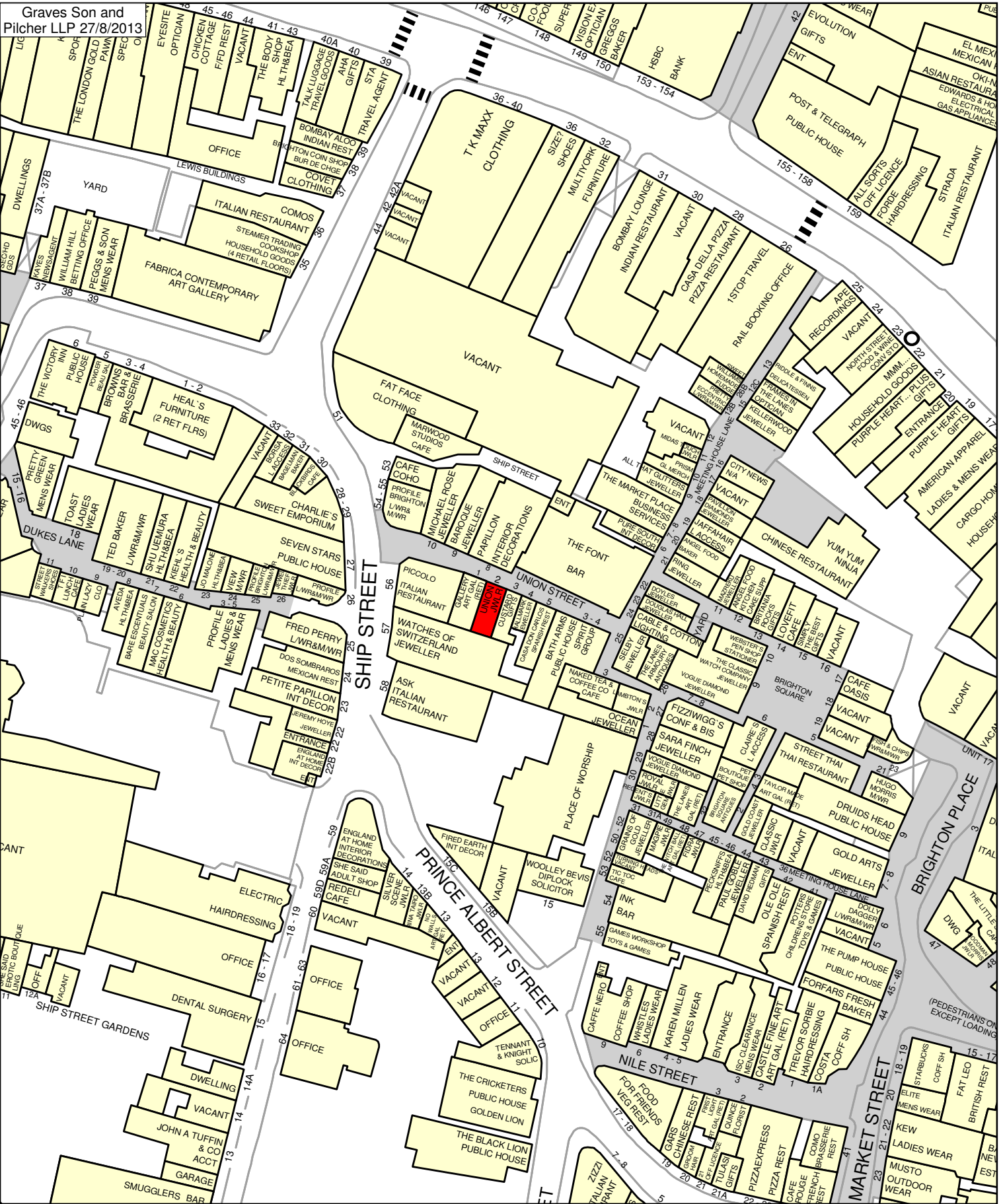
Services & amenities not tested

Rateable Value: £16,500

The premises are held on a lease for a term expiring September 2017 at present rental of **£23,500 per annum** exclusive. A new lease is available by arrangement.

NO PREMIUM

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



50 metres

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Energy Performance Certificate

Non-Domestic Building



2, Union Street
BRIGHTON
BN1 1HA

Certificate Reference Number:
9562-3055-0374-0100-0591

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

◀ 119

This is how energy efficient the building is.

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): 54
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 165.68

Benchmarks

Buildings similar to this one could have ratings as follows:

30

If newly built

81

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.