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

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# NORTH LAINE AREA

## SHOP PREMISES AND YARD – TO LET



**33-34 GLOUCESTER ROAD, BRIGHTON, BN1 4AQ**

Situated in the popular North Laine Conservation Area, a location known for its specialty shopping and places of interest/eateries. The Brighton railway station is nearby (see location plan overleaf). The premises comprise a prominent two storey property with rear extension. The property briefly comprises:

### Gross Frontage 22'1 / 6.73m

<b>Ground Floor Shop</b>	in all	<b>740 ft<sup>2</sup></b>	/	68.74 m <sup>2</sup>
<b>Office</b>		<b>73 ft<sup>2</sup></b>	/	6.78 m <sup>2</sup>
<b>Rear Extension</b>		<b>466 ft<sup>2</sup></b>	/	43.29 m <sup>2</sup>
<b>First Floor</b>		<b>552 ft<sup>2</sup></b>	/	51.28 m <sup>2</sup>
<b>Kitchen</b>		<b>48 ft<sup>2</sup></b>	/	4.45 m <sup>2</sup>
<b>Outbuildings</b>		<b>96 ft<sup>2</sup></b>	/	8.91 m <sup>2</sup>
<b>Storage</b>		<b>270 ft<sup>2</sup></b>	/	25.08 m <sup>2</sup>
<b>Total Floor Area</b>		<b>2,245 ft<sup>2</sup></b>	/	208.53 m <sup>2</sup>

All measurements are approximate

Services and amenities not tested

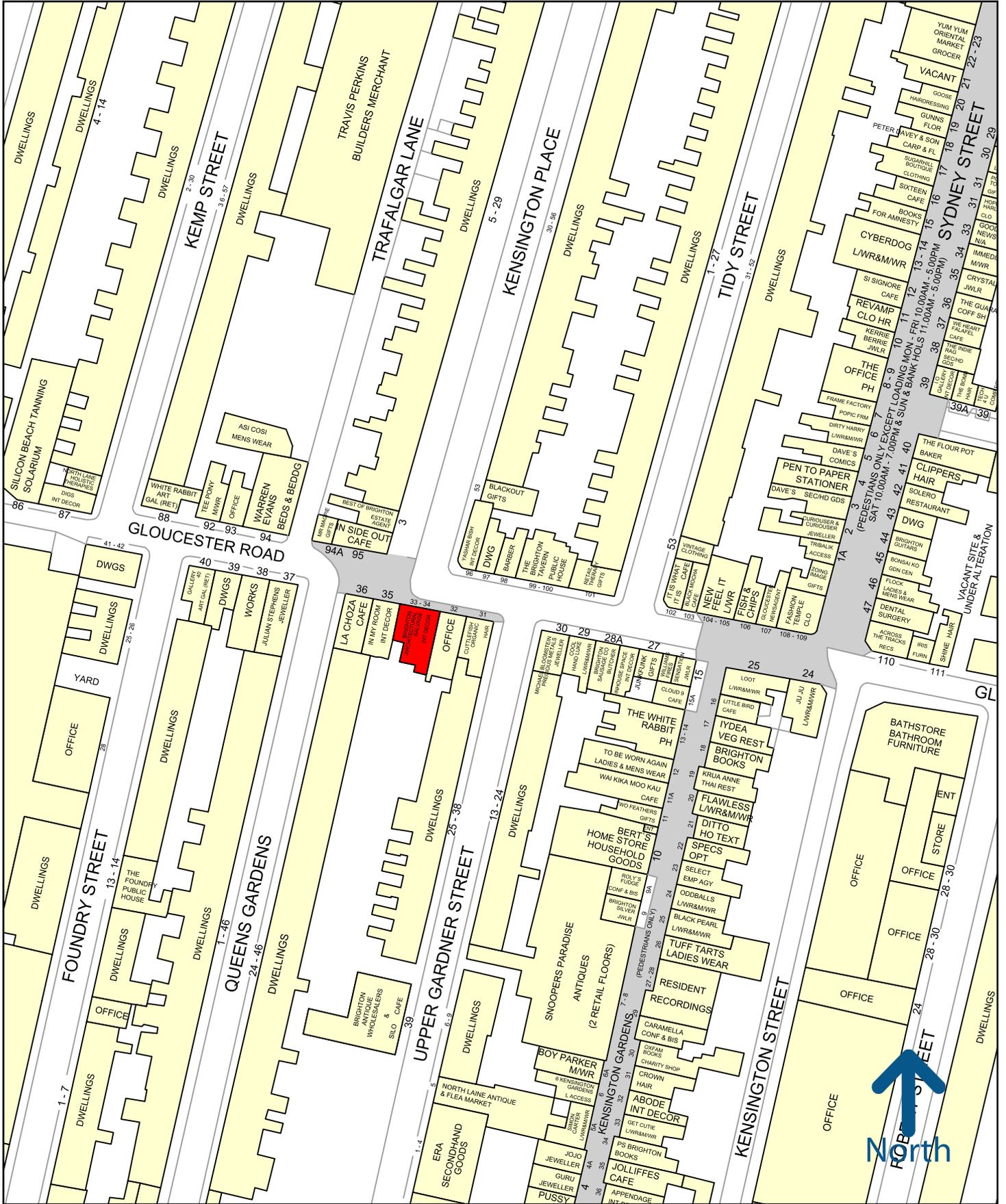
Rateable Value: £11,750 (draft 2017 rateable value £15,750)

EPC Applied For

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 **£30,000 per annum** exclusive.

**NO PREMIUM**

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



50 metres

Experian Goad Plan Created: 06/01/2017  
Created By: Graves Son and Pilcher LLP



# Energy Performance Certificate

Non-Domestic Building



Brighton Architectural Salvage  
33-34 Gloucester Road  
BRIGHTON  
BN1 4AQ

Certificate Reference Number:  
0292-0129-1130-3800-8303

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## 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

◀ 115 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> ):	182
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	115.91
Primary energy use (kWh/m <sup>2</sup> per year):	685.6

## Benchmarks

Buildings similar to this one could have ratings as follows:

29	If newly built
84	If typical of the existing stock