



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.

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

Ground Floor Shop	in all	740 ft²	/	68.74 m²
Office		73 ft²	/	6.78 m²
Rear Extension		466 ft²	/	43.29 m²
First Floor		552 ft²	/	51.28 m²
Kitchen		48 ft²	/	4.45 m²
Outbuildings		96 ft²	/	8.91 m²
Storage		270 ft²	/	25.08 m²
Total Floor Area		2,245 ft²	/	208.53 m²

All measurements are approximate

Services and amenities not tested

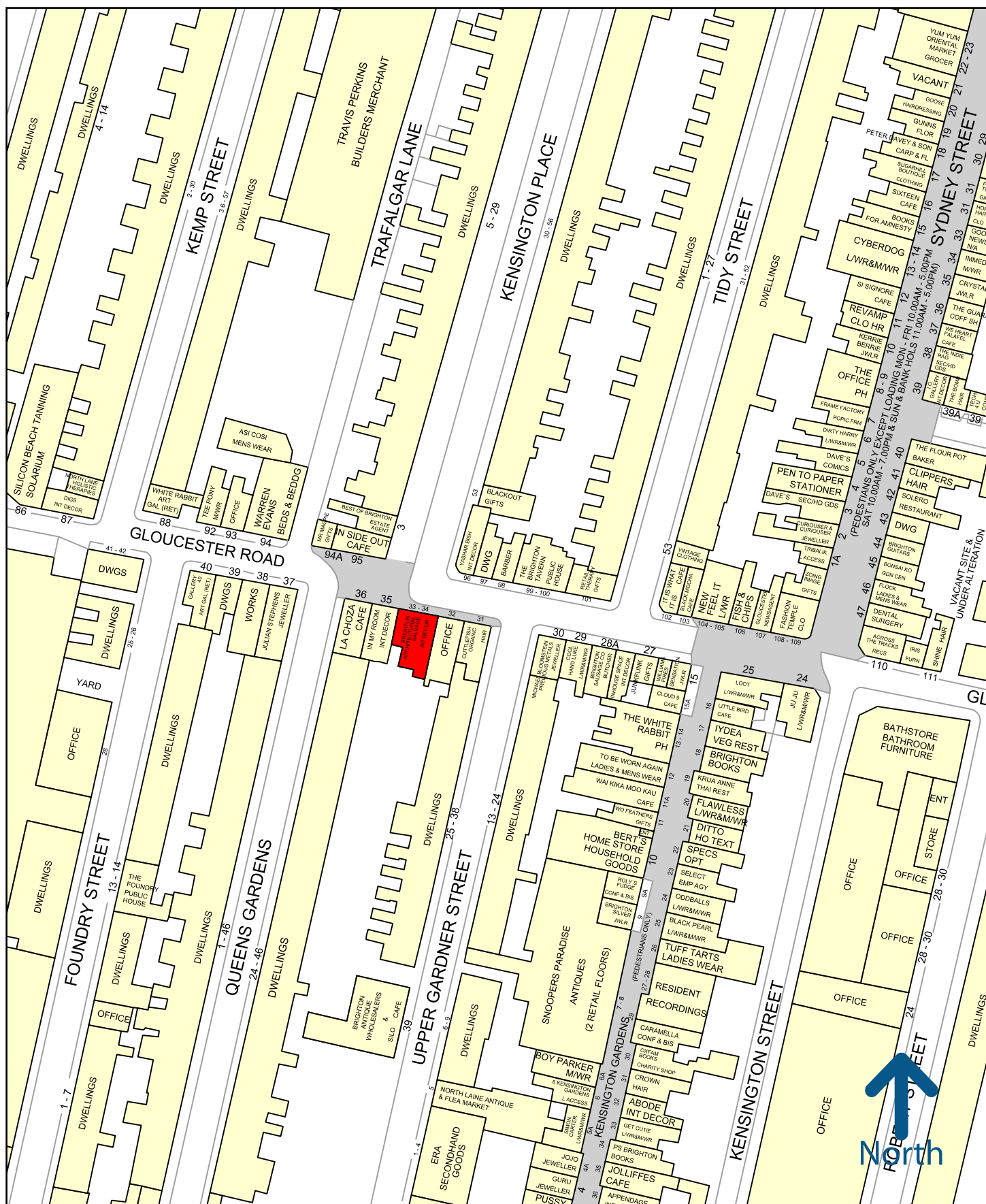
Rateable Value: £11,750 (draft 2017 rateable value £15,750)

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



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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.

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

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 ²):	182
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	115.91
Primary energy use (kWh/m ² 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