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

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# BUSY MAIN ROAD LOCATION A2 OFFICE / SHOP NEW LEASE AVAILABLE AUG 2017



**380 BRIGHTON ROAD, SHOREHAM BY SEA, WEST SUSSEX, BN43 6RE**

Situated in a prominent roadside position fronting the main A259 Coast Road (see location plan attached). Shoreham town centre, the harbour, train station, shopping and various leisure facilities are within walking distance.

The premises comprise an A2 office / shop, recently refurbished to a high standard. Please note this property will be available for occupation August 2017. The accommodation is arranged as follows:

**Frontage 17'6 (5.3m)**

**Ground Floor**

retail space

**583.3 ft<sup>2</sup> / 54.19 m<sup>2</sup>**

kitchenette, WC

2017 Rateable Value: £6,000

All measurements are approximate

services and amenities not tested

The premises are available on a new lease starting August 2017 for a term to be agreed subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£10,000 per annum** exclusive.

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



# Energy Performance Certificate

## Non-Domestic Building



380, Brighton Road  
SHOREHAM-BY-SEA  
BN43 6RE

Certificate Reference Number:  
9995-3007-0436-0500-9425

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



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

**46** This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	61
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	68.23
Primary energy use (kWh/m <sup>2</sup> per year):	401.53

### Benchmarks

Buildings similar to this one could have ratings as follows:

**22** If newly built

**64** If typical of the existing stock