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

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# NEIGHBOURHOOD PARADE HOT FOOD TAKE AWAY LEASE FOR SALE



**20 COOMBE TERRACE  
BRIGHTON, BN2 4AD**

Situated in this mixed commercial / residential terrace opposite the Pavilion Retail Park on Lewes Road where Halfords and B&Q are represented, with Aldi opening in summer 2018 (see location plan attached). The property briefly comprises:

**Building Frontage 14' (4.27m)**

## **Ground Floor**

Hot food take-away, width **11'** (3.35m), overall depth **33'** (10.06m) presently arranged as 2 rooms in all **334ft<sup>2</sup>** (31.03m<sup>2</sup>).

All measurements are approximate

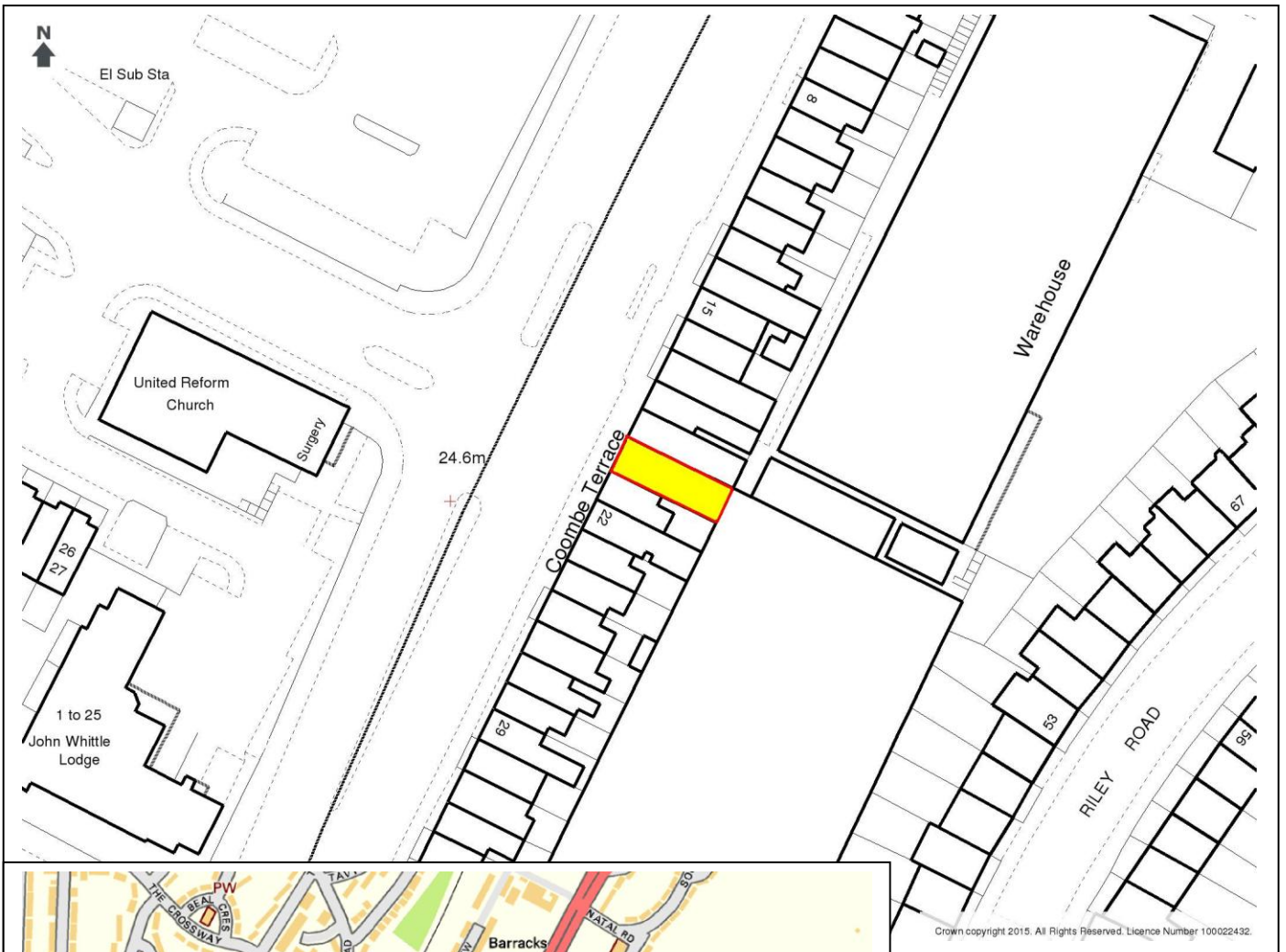
Services, equipment and amenities not tested

Rateable Value : £6,100

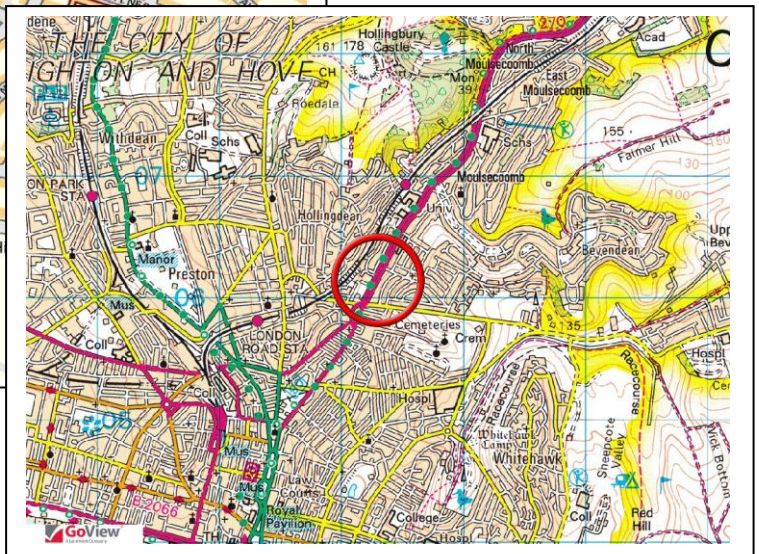
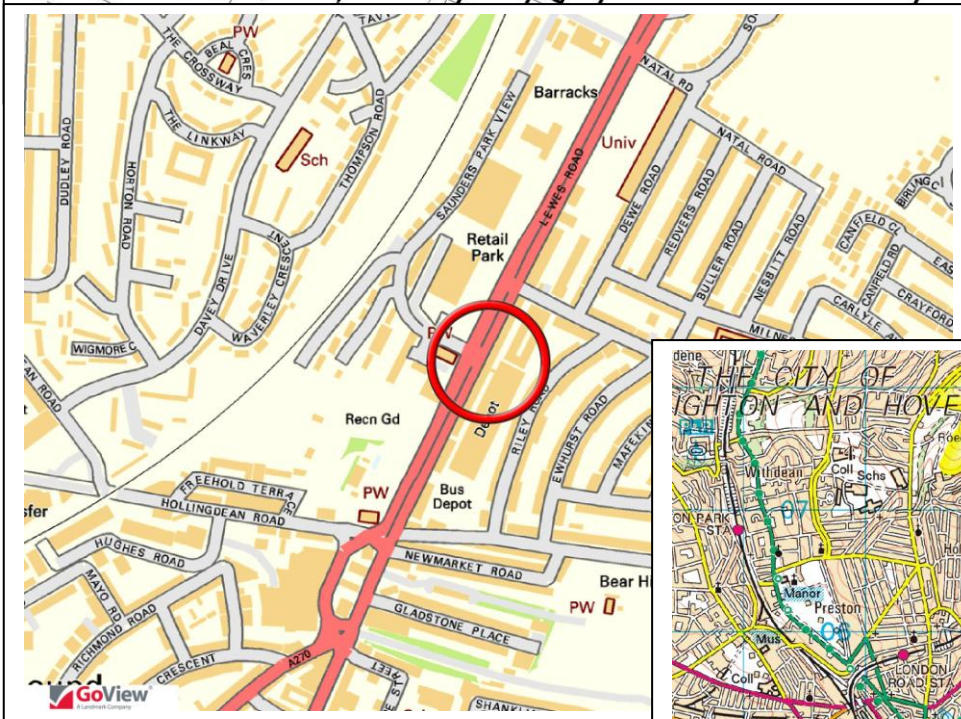
An assignment of the existing lease from 29 September 2016 for a term of 20 years at a present rental of **£12,000 per annum** exclusive, subject to five yearly rent reviews.

**OFFERS are invited in the region of £125,000  
for the LEASEHOLD interest**

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



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# Energy Performance Certificate

Non-Domestic Building



20 Coombe Terrace  
BRIGHTON  
BN2 4AD

Certificate Reference Number:  
0590-0235-7609-7429-9092

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

D 76-100

◀ 100

This is how energy efficient the building is.

E 101-125

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 (m<sup>2</sup>): 63  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 157.13

## Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

88 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.