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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.

BUSY PEDESTRIAN THOROUGHFARE DOUBLE SHOP PROPERTY TO LET



5 & 6 CRANBOURNE STREET, BRIGHTON

Situated in this pedestrianized retail thoroughfare linking Churchill Square shopping centre with Duke Street and The Lanes. The area benefits from a busy pedestrian flow, enhanced at weekends and during the holiday seasons (see location plan overleaf). The premises briefly comprise:

Frontage 35' (10.67m)

Ground Floor	average width 31'1 average depth 24'3 , providing a sales area of 686ft² (63.73m ²).
First Floor	2 rooms in all 610ft² (56.67m ²)
Second Floor	2 rooms, WC in all 359ft² (33.35m ²)
Basement	2 rooms, WC in all 617ft² (57.32m ²)

All measurements are approximate

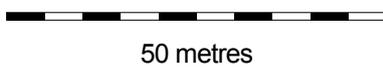
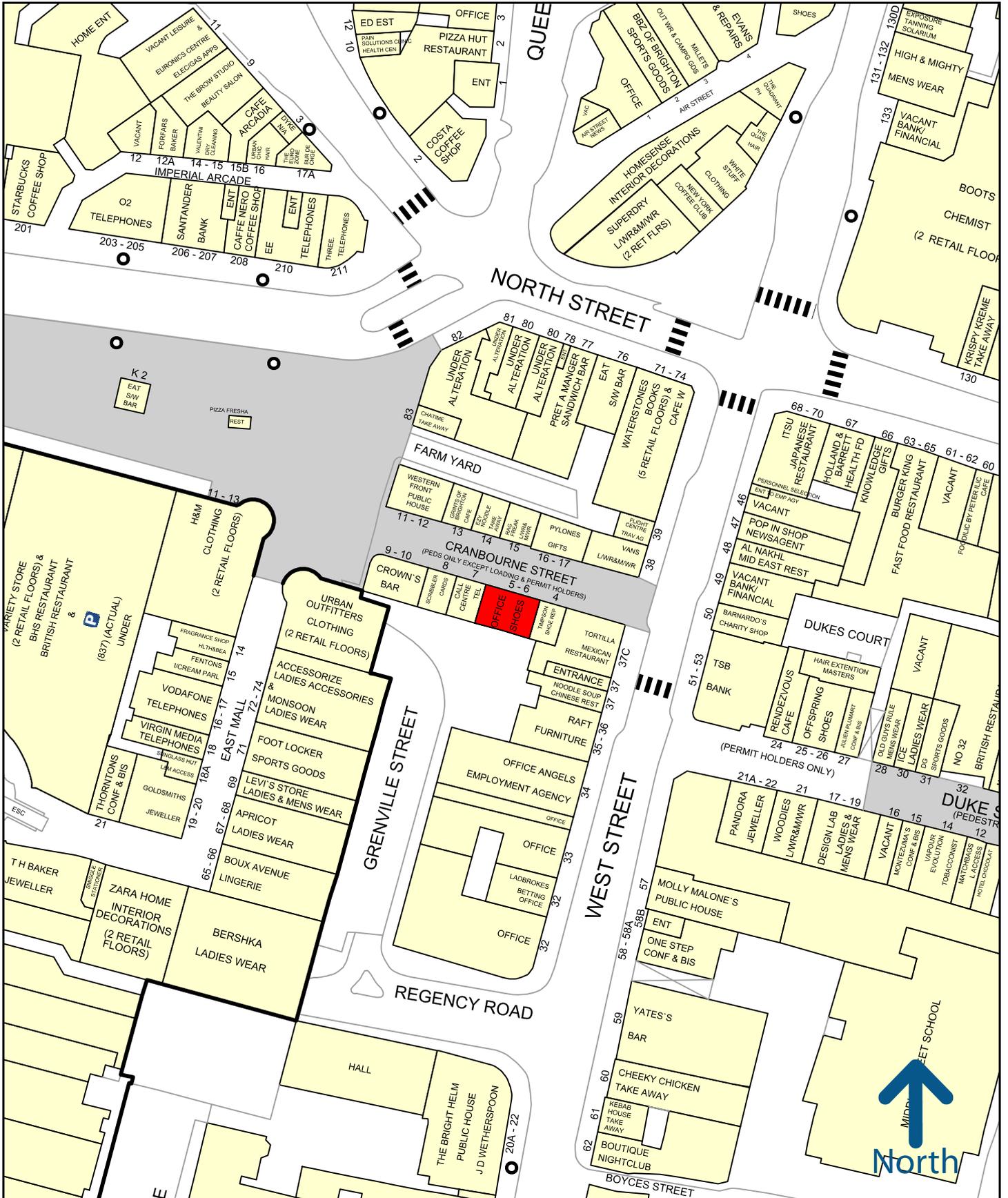
Services not tested

Rateable Value: £47,000

The premises are **TO LET** on a new lease for a term to be agreed, subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£70,000 per annum**, exclusive.

NO PREMIUM

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



Experian Goad Plan Created: 07/07/2015
Created By: Graves Son and Pilcher LLP

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy Performance Certificate

Non-Domestic Building



5-6 Cranbourne Street
BRIGHTON
BN1 2RD

Certificate Reference Number:
0080-0735-0009-1193-2006

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

◀ 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: Air Conditioning

Total useful floor area (m²): 281

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 52.98

Benchmarks

Buildings similar to this one could have ratings as follows:

28 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.