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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.

# FREEHOLD INVESTMENT PROPERTY

## Ground Floor A3 Restaurant & 3 S/C Flats

### Income £44,800 per annum exclusive\*

# FOR SALE



**12 YORK PLACE  
BRIGHTON, BN1 4GU**

Situated on a well established shopping parade overlooking St Peter's Church and its grounds, within the Valley Gardens Conservation Area, close to London Road shopping area, the North Laine and The Level (see location plan overleaf).

There is a taxi rank close by, frequent bus services and Brighton rail station is located within 10 minutes' walk (0.6 miles).

**Building Frontage (gross) 14'5 (4.39m)**

**Ground Floor** restaurant, kitchen, store in all **596 ft<sup>2</sup> (55 m<sup>2</sup>)**, WC

**Tenancy:** Let on an FRI lease for a term of 10 years from 10th December 2013 at a present rental of **£11,500 per annum exclusive** and subject to upward only rent review at the expiry of the 5th year of the term. There is a tenant only break option on 10th December 2018, subject to 6 months prior notice.

Rateable Value: £13,000

**Self-contained entrance from York Place leading to:**

#### **Flat 1 - First Floor**

2 bedrooms, kitchen, living/dining area, bathroom/WC, store  
Vacant – ERV £1,075 pcm

#### **Flat 2 - Second Floor**

2 bedrooms, kitchen, living/dining area, bathroom/WC, store  
Tenancy: Let on AST at a rental figure of £1,100 pcm

#### **Flat 3 - Third Floor**

Studio room with kitchen facilities, shower room/WC  
Tenancy: Let on AST at a rental figure of £600 pcm

Council Tax Bands:

Flat 1 - B

Flat 2 - B

Flat 3 - A

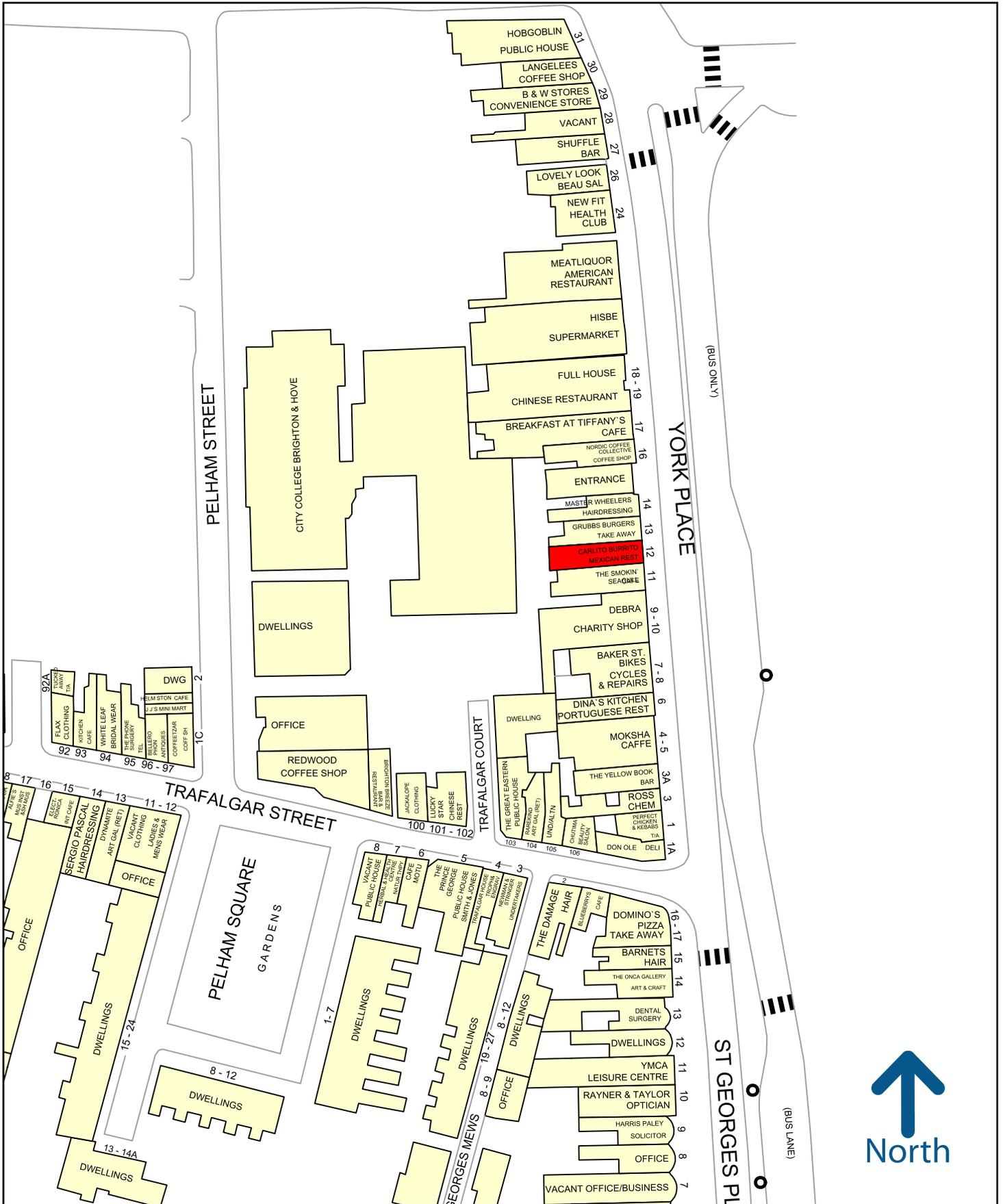
Amenities & services not tested

All measurements are approximate

\* **Total rental income £44,800 pa ex** (assuming ERV of vacant flat)

**OFFERS are invited in the region of £750,000 for the FREEHOLD interest**

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



Experian Goad Plan Created: 20/09/2017  
Created By: Graves Son and Pilcher LLP



# Energy Performance Certificate

Non-Domestic Building



12, York Place  
BRIGHTON  
BN1 4GU

Certificate Reference Number:  
0220-5986-0350-6260-5084

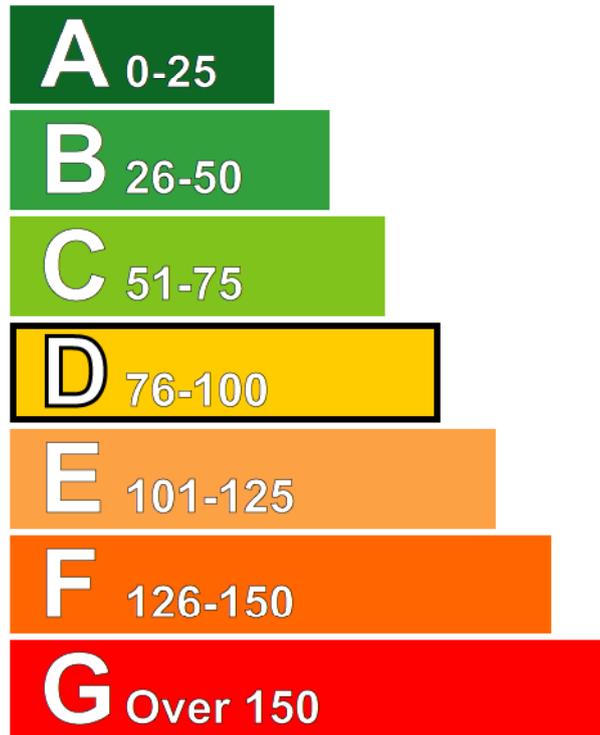
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



..... Net zero CO<sub>2</sub> emissions



◀ 96 This is how energy efficient the building is.

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>): 71  
Building complexity (NOS level): 3

## Benchmarks

Buildings similar to this one could have ratings as follows:

- 42 If newly built
- 52 If typical of the existing stock

# Energy Performance Certificate

Flat 1, 12a, York Place, BRIGHTON, BN1 4GU

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 11 August 2012  
**Date of certificate:** 11 August 2012

**Reference number:** 8492-7828-0850-3089-8992  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 50 m<sup>2</sup>

## Use this document to:

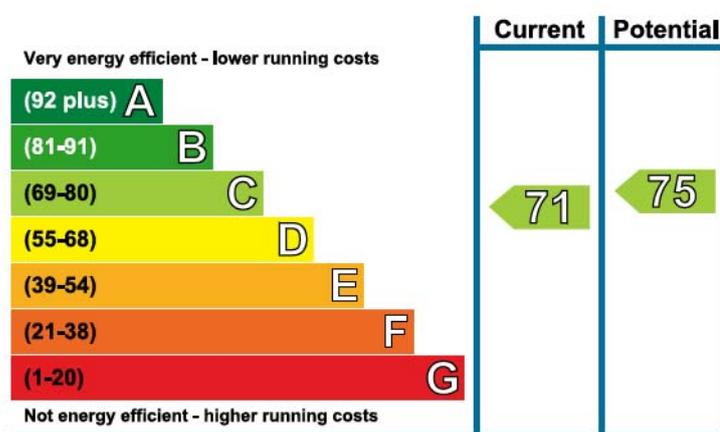
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,347</b>
<b>Over 3 years you could save</b>	<b>£ 204</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 90 over 3 years	£ 90 over 3 years	
Heating	£ 1,053 over 3 years	£ 846 over 3 years	
Hot Water	£ 204 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 1,347</b>	<b>£ 1,143</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 204	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

# Energy Performance Certificate

Flat 2, 12a, York Place, BRIGHTON, BN1 4GU

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 17 August 2012  
**Date of certificate:** 17 August 2012

**Reference number:** 8462-7028-0100-1163-5992  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 57 m<sup>2</sup>

## Use this document to:

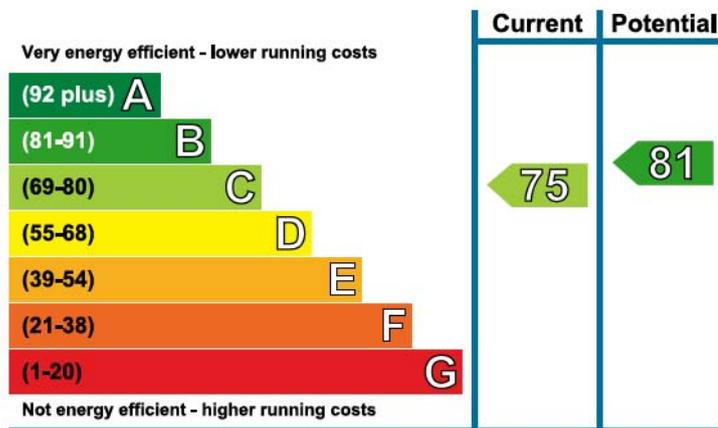
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,242</b>
<b>Over 3 years you could save</b>	<b>£ 285</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	
Heating	£ 921 over 3 years	£ 633 over 3 years	
Hot Water	£ 219 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 1,242</b>	<b>£ 957</b>	

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# Energy Performance Certificate

Flat 3, 12a, York Place, BRIGHTON, BN1 4GU

<b>Dwelling type:</b>	Top-floor flat	<b>Reference number:</b>	8605-1908-0829-5826-0463
<b>Date of assessment:</b>	20 April 2016	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	20 April 2016	<b>Total floor area:</b>	20 m <sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 798**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 60 over 3 years	£ 60 over 3 years	Not applicable
Heating	£ 522 over 3 years	£ 522 over 3 years	
Hot Water	£ 216 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 798</b>	<b>£ 798</b>	

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## Energy Efficiency Rating

