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

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# BUSY HIGH STREET LOCATION LOCK-UP SHOP • TO LET

## A2 USE (other uses considered STP)



**25 LONDON ROAD, BRIGHTON, BN1 4JB**

Situated in this retail thoroughfare where many multiple operators are represented including The Co-op, Boots, KFC and Subway (see location plan overleaf). To the north is the major new development of the former Co-op department store providing 351 student units and new retail space. To the south a major redevelopment is proposed at City College's Pelham Street education campus to incorporate 442 student units and 125 flats in conjunction with a new education facility. The premises comprise ground floor retail with basement (accessed via a trap door) storage:

**Fascia Frontage 13'10 (4.21 m)**

<b>Ground Floor Shop</b>	width <b>13'6</b> (4.16 m) narrowing to <b>10'4</b> (3.14 m) providing a sales area of <b>491 ft<sup>2</sup></b> (45.61 m <sup>2</sup> )
<b>Rear room</b>	width <b>10'8</b> (3.25 m) in all <b>268 ft<sup>2</sup></b> (24.89 m <sup>2</sup> ) WC
<b>Basement</b>	2 rooms in all <b>621 ft<sup>2</sup></b> (57.69 m <sup>2</sup> )
<b>Rear Yard</b>	<b>40.5 ft<sup>2</sup></b> (3.76 m <sup>2</sup> )

All measurements are approximate

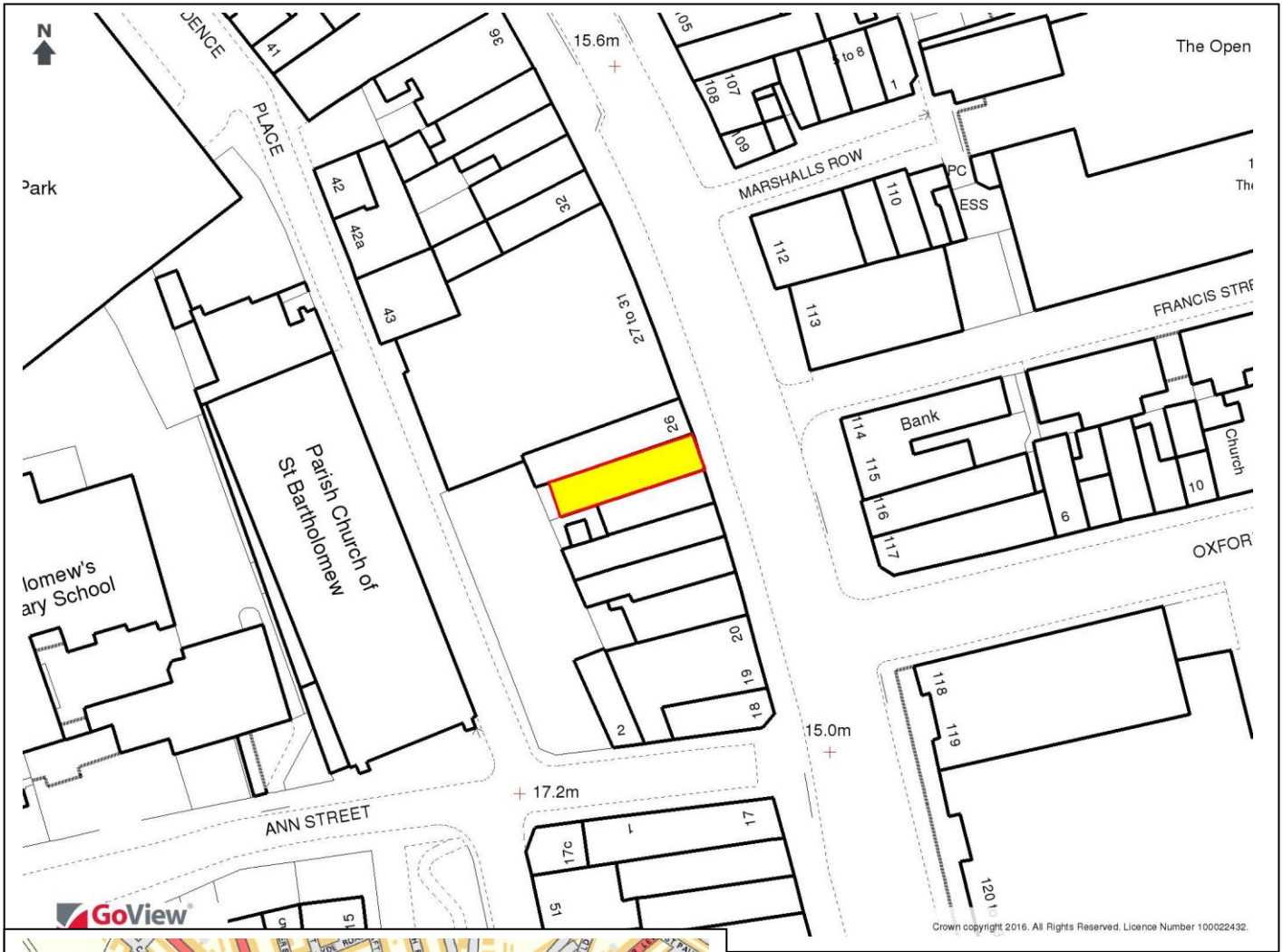
Amenities and services not tested

Rateable Value £17,250

The premises are **TO LET** on a new lease for a term to be agreed at a rental of **£21,000 per annum** exclusive.

## NO PREMIUM

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



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# Energy Performance Certificate

Non-Domestic Building



25, London Road  
BRIGHTON  
BN1 4JB

Certificate Reference Number:  
0280-6937-0386-6710-4000

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: Air Conditioning

Total useful floor area (m<sup>2</sup>): 141

Building complexity (NOS level): 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 56.55

## Benchmarks

Buildings similar to this one could have ratings as follows:

35

If newly built

102

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.