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

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BUSY HIGH STREET LOCATION LOCK-UP SHOP + MAISONNETTE LEASE AVAILABLE



64 LONDON ROAD, BRIGHTON, BN1 4JE

Situated in this retail thoroughfare where many multiple operators are represented including Maplin, Fatt A Mano and Richer Sounds (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:

Building Frontage 17'9 (5.41m)

Ground Floor Shop width **16'3 (4.95m)** overall depth **52'1 (15.87m)** presently partitioned as retail area, consulting rooms and store room in all **846ft² (78.59m²)**.

Outside small yard and WC

Basement 1 room accessed via trap hatch and ladder

Non Self-Contained Maisonette:

First Floor 2 rooms, kitchen and WC

Second Floor 2 rooms

* electric security shutters * suspended ceiling * recessed lighting * air cooling *

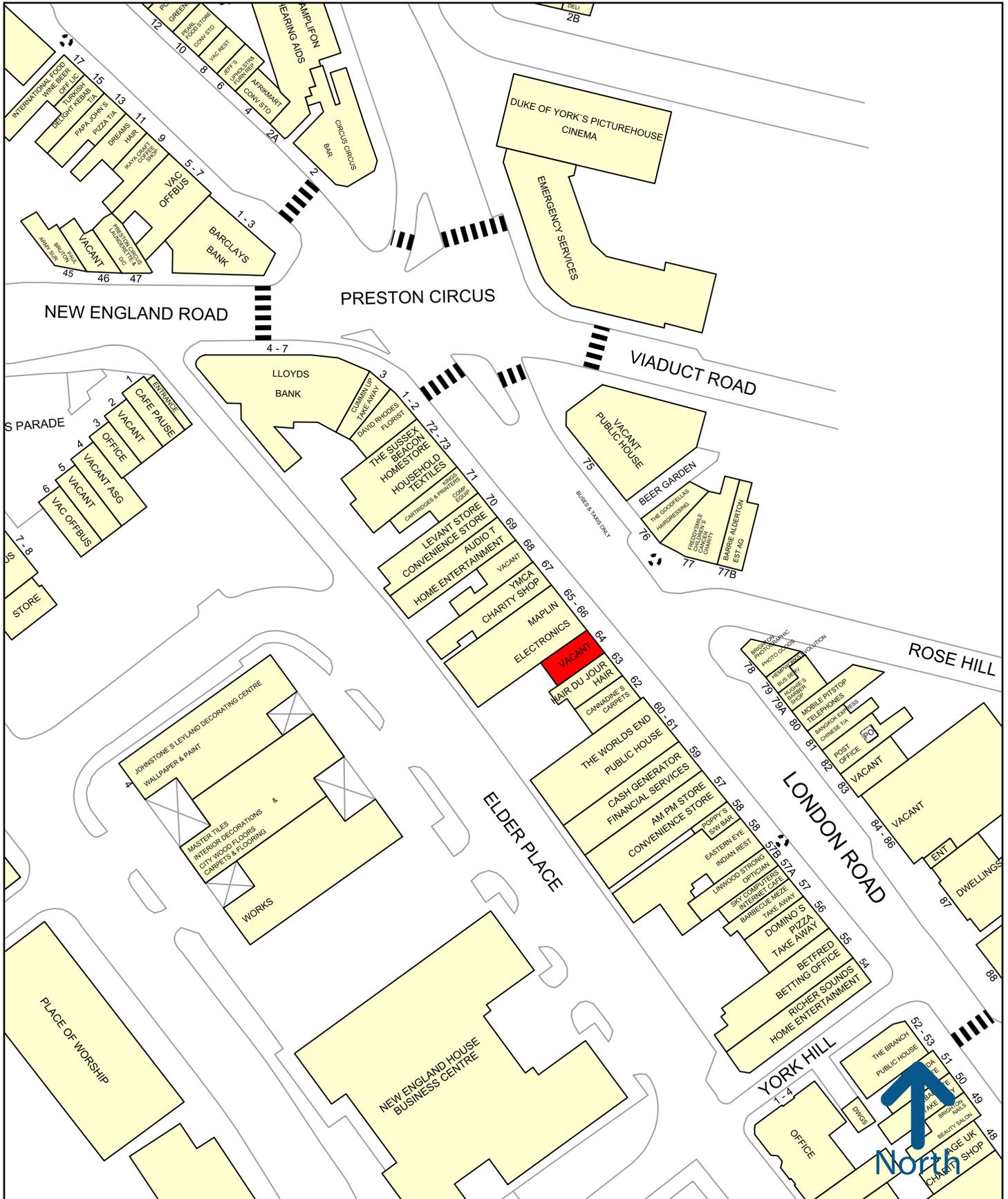
Rateable Value: £15,250 - Council Tax Band B

all measurements are approximate

services and equipment not tested

The premises are held on a lease for a term of 25 years from 1 February 2013 at a present rental of **£19,750 per annum** exclusive and subject to rent reviews at 5 yearly intervals. A new sub-lease is available on terms to be agreed.

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



50 metres

Experian Goad Plan Created: 18/09/2014
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



64 London Road
BRIGHTON
BN1 4JE

Certificate Reference Number:
0210-9972-0334-4710-0084

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

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 107

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 155
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 111

Benchmarks

Buildings similar to this one could have ratings as follows:

30

If newly built

89

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.

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your TRAVEL

Roadworks

THE A23 northbound and southbound will be subject to carriageway closures with diversions between the junctions of the A272 Cowfold road, due to work by the Highways Agency, between 8pm and 6am, until January 31.

Edward Street, Brighton. Contraflow to finish bus and cycle lane works near the Royal Pavilion, to January 30.

Windsesham Avenue, Brighton - Road closed at the junction of Windsesham Road for Southern Gas works until December 26.

B2113 Keymer Road, Burgess Hill - Network Rail works encroaching on road with blocks to protect footpath, until December 31.

A27 Worthing: Lane closures and temporary lights between Grove Lodge roundabout and Lyons Farm from 9.30am to 3.30pm and 8pm to 6am daily until Friday.

Trains

Until Thursday engineering work between Polegate and Peversey and between Lewes and Seaford, results in these changes:

The 9.33am Ashford International to Brighton train is replaced by a bus from Eastbourne to Brighton.

The 10.47pm London Victoria to Hastings service is replaced by a bus between Lewes and Hastings.

The 11.22pm Hastings to Brighton train is replaced by a bus between Eastbourne and Brighton.

The 11.35pm Brighton to Seaford service is replaced by a bus between Lewes and Seaford.

The 11.28pm Brighton to Eastbourne train is replaced by a bus between Lewes and Eastbourne.

Petrol watch

BRIGHTON

Aeda, Hollingbury, Unleaded 122.7p; Diesel 118.7p

HOVE

Shell, Old Shoreham Road, Unleaded 113.9p; Diesel 118.9p

WORKING

Sainsbury's, Lyons Way, Unleaded, 115.9p; Esso, Arundel Road, Diesel 119.9p

BURGESS HILL

Tesco, Jane Murray Way, Unleaded 115.9p; Diesel 121.9p

HAYWARDS HEATH

Esso, Whitmans Green, Unleaded 118.9p; Diesel 123.9p

LEWES

Tesco, Brooks Road, Unleaded 115.9p; Diesel 121.9p

NEWHAVEN

Sainsbury's, The Drive, Unleaded 115.9p; Diesel 120.9p

SEAFORD

Morrison's, Station Approach, Unleaded 115.9p; Diesel 121.9p

EASTBOURNE

Esso, Kings Drive, Unleaded 116.9p; Diesel 119.9p



The Joker pub, formerly Circus Circus at Preston Circus, Brighton



Shipping containers are used for housing at Richardson's Yard, near New England House



Above, London Road is coming back to life. Right, Hare and Hounds and The World's End



Hipsters head to our version of 'Shoreditch'

London Road Business Improvement District

AS REPORTED in The Argus in September, London Road businesses are hoping to create a new team to continue the improvement of their area.

Traders have been working with Brighton and Hove City Council's economic development team to continue the successes of the area's highly acclaimed Portas Pilot. The creation of the Business Improvement District (BID) would see traders pay into a scheme to fund improvements.

It is hoped the BID would replace the current government and match-funded income from the Portas Pilot scheme, which saw £100,000 of Government money invested in a redevelopment scheme designed by shopping guru Mary Portas.

It is believed the scheme has led to a dramatic transformation in the previously maligned area and the BID is being set up to build on that success.

It is hoped the creation of the BID will help to continue to fund the London Road website, town centre manager and town centre liaison officers, who have been credited with playing a key role in seeing crime fall by 9% year on year and antisocial behaviour drop by 18%.

Brilliant Brighton, a BID for the centre of Brighton, was founded in 2006 and now includes more than 500 businesses. It is investing £1.8 million in five years up to 2016 on improving security and the visual appearance by paying for Christmas lights and hanging baskets.

Town centre manager Joe Nichols said: "Everyone is very keen that all the success we have continues and we want to create something more sustainable."

"There is a BID already in the centre which would be about seven times what we would be doing, which will be more limited in scope."

BRIGHTON'S London Road is being hailed as the city's new Shoreditch.

Pubs are leading the revival of the once depressing corner of the city, with business people saying the area is being transformed to become more like East London hipsters' favourite haunt.

As well as benefiting from the scheme backed by TV's Queen of Shops Mary Portas, pictured right, to improve the area in 2012, in the past year London Road has received a glowing recommendation by communities minister Penny Mordaunt and has been entered into the Great British High Street Awards.

Now a new wave of trendsetting bars is bringing the area on in leaps and bounds. Circus Circus, which has been at the centre of Preston Circus for decades, has been renovated to target the urban demographic and reopened as The Joker last week.

His concept for The Joker is to create a "Shoreditch-style venue" with a "devil's disco upstairs" and food specialising in buffalo wings and Brighton's own Smash & Patch Coffee.

He said: "The audience is already here and the sales in the first few days of opening have exceeded what we expected to take for the week."

ALCOHOL has been a major feature of Brighton's London Road for decades. But the sight of street drinkers and late-night offences is being overtaken by fashionable bars. Chief reporter EMILY WALKER looks at how hipster haunts are leading the revival of this once maligned area of the city.

"I grew up in East London and I've seen how places like Shoreditch have developed and the London Road area in Brighton feels very similar to that. "And, once again, its pubs and bars that are driving it."

"There's some really interesting stuff going on in that area and it's starting to develop a following. "There's a huge amount of investment going in here and that's a big part of why we have been so keen to put the investment in, because I feel this is becoming the place to be. "It's great having the cinema across the road and we do find that we get a flurry of people coming in after a film has finished. "They seem really positive about the difference that has been made here since it was Circus Circus."

"We wanted to do something with that great space upstairs and have a real contrast to what is still essentially a traditional pub downstairs. We've made it a venue for gigs."

"I've got some good contacts so I've been able to use those to get us some good acts - people like Smoke Fairies, who are signed to Jack White's label."

We want the sort of bands that you would expect to see at a really cool venue in East London."

The biggest development on the road - the Co-op building - is set to become a JD Wetherspoons pub next year as well as providing student accommodation.

And while drinking has been the cause of many problems in the area in the past, it seems a more refined drinking culture of the "yummy mummies" and creative middle classes is having a beneficial effect.

Where the pubs are leading the way, the area is following.

Several shops which have stood empty for months, if not years, are finally being worked on.

Gary Rayfield, manager at Alcampo Lounge, which opened in the former Blockbusters video shop in February, said:

"The whole area has been through a bit of gentrification or perhaps it is becoming more hip. "It's the people who are changing more than the area itself. "The Hare and Hounds, The Joker and Alcampo are all part of that. "It is giving people a reason to come to London Road for a night out."

extension of North Laine or the town centre. But it is very much the Five-ways and Seven Dials types and people from round Preston Park.

"We get a lot of what I call yummy mummies in the daytime. "The thing with us is we're a big venue so can take groups of 40 but you can also come in here and have tapas in the morning and breakfast at 9pm. You can have a cocktail at 10am and we're one of the only places open for coffee in the evening."

The newly renovated Open Market is also proving a popular attraction, with businesses aiming to bring in the middle classes ranging from artists' studios to artisan bakers.

Gavin George, of the Laine Pub Company, owns The World's End, another London Road watering hole to have undergone a recent renovation. He is another local business man to have seen change for the better.

He told The Argus: "It is good that there are great pubs. "It doesn't take our customers away - it just brings more people into this part of the city. "We have had The World's End for ten years and it's had a refurbishment on the outside and a few changes inside. "The whole area has been through a bit of gentrification or perhaps it is becoming more hip. "It's the people who are changing more than the area itself. "The Hare and Hounds, The Joker and Alcampo are all part of that. "It is giving people a reason to come to London Road for a night out."



One of Jess Eaton's creations

Ten reasons why Brighton's London Road is the new Shoreditch

- 1 While Shoreditch has Old Spitalfields Market, London Road has the newly revamped Open Market.
- 2 Private members club Shoreditch House attracts the most exclusive clientele, but in London Road the Cowley Club is the top venue for intellectual collaborations.
- 3 Shoreditch has a contemporary shopping mall made from refitted shipping containers. We have Richardson's Yard, a development of shipping containers converted into housing for homeless people.
- 4 Shoreditch is home to Turner Prize-winning artist Tracey Emin, but we think Roadkill Couture designer Jess Eaton is just as worthy an award winner.
- 5 Shoreditch might be the spiritual home of the micro brewery, but the Hare and Hounds could give them a run for their money.
- 6 Shoreditch's favourite body part may very well be a hair-covered chin. London Road's is most definitely a pair of stripey legs.
- 7 For every overpriced vintage store in the London borough, London Road has a charity shop to match.
- 8 In recent years, Shoreditch has become the hipsters' favourite hangout. London Road has squatters.
- 9 Shoreditch only has a tube station, whereas London Road has a mainline station.
- 10 Shakespeare's first performance of Romeo and Juliet was staged at the Curtain theatre in Shoreditch. London Road's former Methodist Chapel houses Emporium theatre, which has become a new theatre space.

Paddington at the museum



A DISPLAY of Paddington Bears are being shown in a museum.

The bears are on loan from the daughter of Paddington creator, Michael Bond, in support of Horsham-based charity Action Research.

Running until New Year's Eve, the bears are on display at Horsham Museum and Art Gallery and will be a timely addition following the release of the new Paddington film.

A Paddington quiz gives fans a chance to win the complete set of Paddington Bear stories signed by the author.

Visit horshammuseum.org or call 01403 254959.

Concert raises lifeboat cash

A CHRISTMAS-THEMED concert has helped raise money for lifeboaters.

The Mid Sussex Choir concert held at St Wilfrid's Church in Haywards Heath on Saturday helped raise valuable funds for the Shoreham lifeboat service.

The evening included performances of Bach's Christmas Oratorio, Christmas music and favourite Christmas carols and featured solos from sopranos Katharine Collett and Annette Robinson.

Beach clothing sparks search

A LIFEBOAT rescue was launched after clothing was found on a beach.

Shoreham Coastguard was paged following reports of clothing found on Brighton beach at about 1pm on Monday.

A search was carried out by Brighton and Hove City Council search officers but nothing was found.

Burglary CCTV can be viewed

CCTV footage of burglary suspects has been released.

Police ask people to watch the video, which can be seen at theargus.co.uk, which shows two men looking through the windows of the house in Forest Road, Colgate, near Horsham.

Jewellery, a laptop, watches, three mobile phones and perfume were stolen from the home on September 8, between 2.30pm and 5.30pm.

The two men are seen dressed in dark clothes and gloves and hats, and covering their faces with their hands and arms.

Witness should call police on 101 or email 101@sussex.pnn.police.uk, quoting 1352 of 08/09.