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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.

PRIME CITY CENTRE LOCATION LOCK-UP SHOP TO LET



22 SHIP STREET, BRIGHTON BN1 1AD

Situated in this sought after city centre thoroughfare opposite ASK restaurant and Watches of Switzerland, close to Fred Perry, Fat Face, England at Home, Dr. Martens and Fired Earth. There is a busy pedestrian route between East Street, The Lanes and Churchill Square (see location plan overleaf). The premises briefly comprise:

Building Frontage 14'11 (4.54 m)

Lock-Up Shop

Ground Floor Retail	557 ft² / 51.7 m ²
Basement Storage	237 ft² / 22.0 m ²
WC	

Optional Additional Office/Storage/Workshop to Rear

Ground Floor	236 ft² / 21.9 m ²
First Floor	343 ft² / 31.8 m ²
WC	

Rateable Value – Shop: £30,250; Space at Rear: £11,000

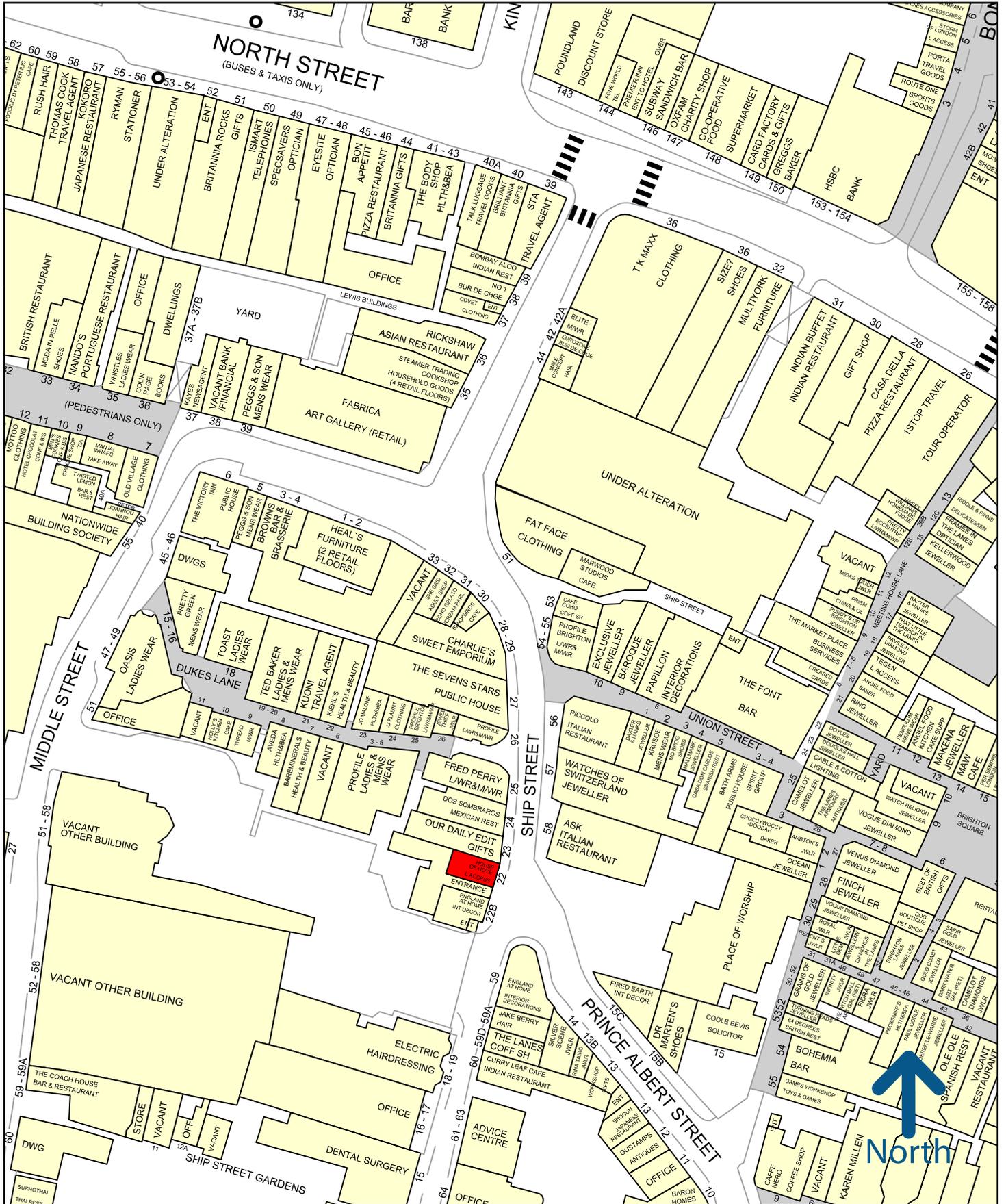
EPC applied for

All measurements are approximate

services and amenities not tested

The premises are **TO LET** on a new lease, term to be agreed subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£40,000 per annum** exclusive.

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



50 metres

Experian Goad Plan Created: 20/03/2017
Created By: Graves Son and Pilcher LLP



Energy Performance Certificate

Non-Domestic Building



22 Ship Street
BRIGHTON
BN1 1AD

Certificate Reference Number:
0850-0530-1269-1702-6006

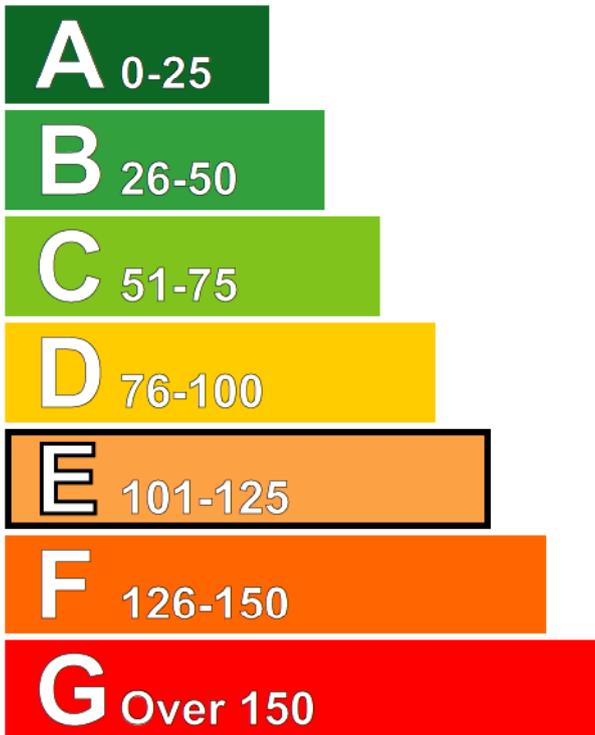
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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



Net zero CO₂ emissions



◀ 112 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 439
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built
65 If typical of the existing stock