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

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CLOSE SEVEN DIALS BUSY COMMERCIAL THOROUGHFARE LOCK-UP SHOP WITH BASEMENT TO LET



100 DYKE ROAD, BRIGHTON, BN1 3JD

Situated in a busy commercial thoroughfare just to the south of the Seven Dials within convenient walking distance of Brighton Station and the city centre. Notable operators nearby include The Coop and Small Batch Coffee. This well presented lock-up shop and basement comprises:

Fascia Frontage 15'6 (4.72m)

Ground Floor Shop

overall depth **22'10** (6.96m), max width **15'5** (4.7m)
providing a sales area of **331ft²** (30.75m²)
rear store & kitchen, in all **98ft²** (9.1m²)

Basement

office **30ft²** (2.78m²)
3 storage rooms, in all **362ft²** (33.63m²)

All measurements are approximate

Services not tested

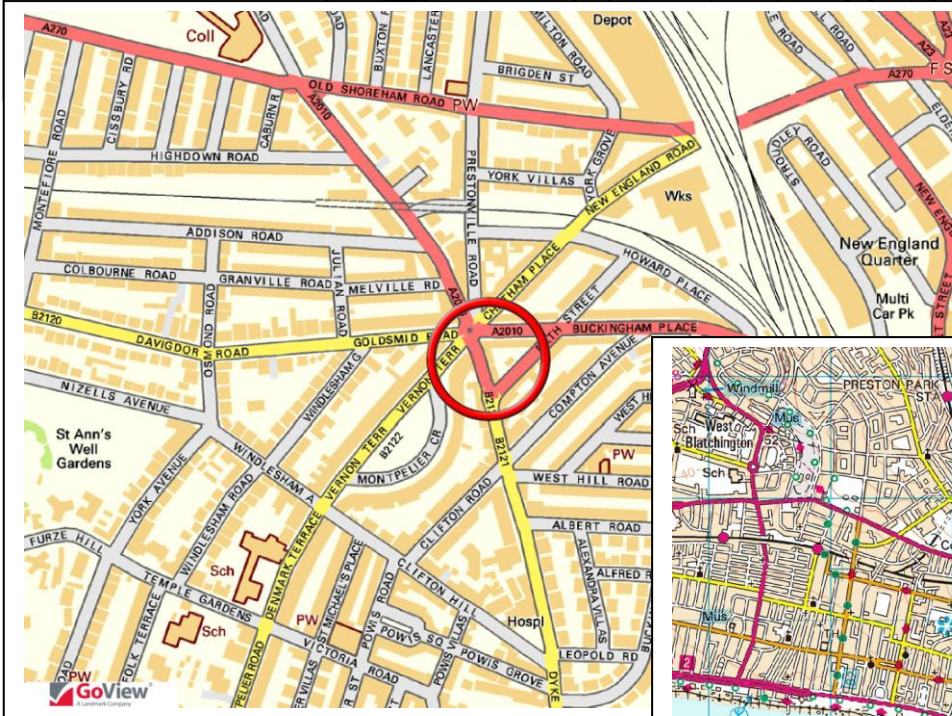
Rateable Value: £12,750

The premises are **TO LET** on a new lease for a term to be agreed at a rental of **£13,000 per annum** exclusive and subject to rent reviews at appropriate intervals.

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



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Energy Performance Certificate

Non-Domestic Building



100 Dyke Road
BRIGHTON
BN1 3JD

Certificate Reference Number:
0170-0335-3159-6300-3092

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

125

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): 99
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 87.17

Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

95

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.