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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.

# CLOSE SEVEN DIALS PROMINENT DOUBLE FRONTED LOCK-UP SHOP TO LET



**112 - 114 DYKE ROAD, BRIGHTON**

Situated in a busy commercial thoroughfare just to the north of the Seven Dials within convenient walking distance of Brighton Station and the city centre. The premises has been used as an off-licence for many years and boasts a prominent double frontage in the desired Seven Dials area.

## **Fascia Frontage 34'2 (10.41m)**

### **Ground Floor Shop**

L shaped - maximum depth **31'0** (9.44m), maximum width **30'1** (9.1m) providing an area of **785ft<sup>2</sup>** (72.9m<sup>2</sup>)

### **Lower Ground Floor**

1 room in all **137.5ft<sup>2</sup>** (12.7m<sup>2</sup>)  
WC

All measurements are approximate

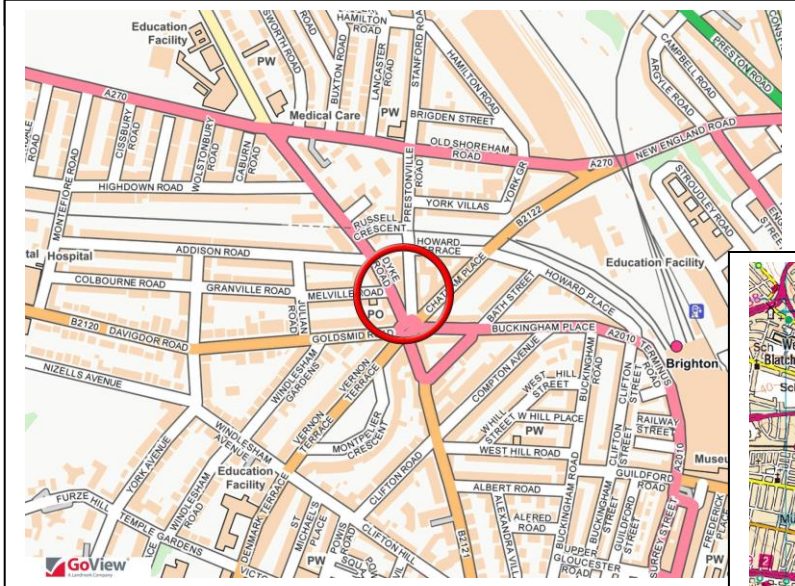
Services and Amenities not tested

Rateable Value: £24,250

The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£27,500 per annum** exclusive.

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

*In accordance with Section 21 of the Estate Agents Act 1979 we hereby declare a connected interest in this property.*



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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# Energy Performance Certificate

Non-Domestic Building



Hartleys  
112 Dyke Road  
BRIGHTON  
BN1 3TE

Certificate Reference Number:  
0990-0733-1249-3829-5096

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## 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

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 101

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 (m <sup>2</sup> ):	90
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	135.9
Primary energy use (kWh/m <sup>2</sup> per year):	803.87

## Benchmarks

Buildings similar to this one could have ratings as follows:

23

If newly built

67

If typical of the existing stock