



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

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.

CITY CENTRE LOCATION ATTRACTIVE SHOP PREMISES LEASE FOR SALE



5 DUKES LANE, BRIGHTON

Situated in this popular high class retail thoroughfare linking Duke Street with Ship Street and where many multiple operators are represented including MAC, Fred Perry, Jo Malone, etc. Brighton's famous Lanes, seafront and North Laine are nearby (see location plan overleaf). The premises briefly comprise:

Ground Floor Shop width 15' (4.57m) overall depth 45'2" (13.76m) providing a floor area of 677ft² (62.89m²)

WC

All measurements are approximate

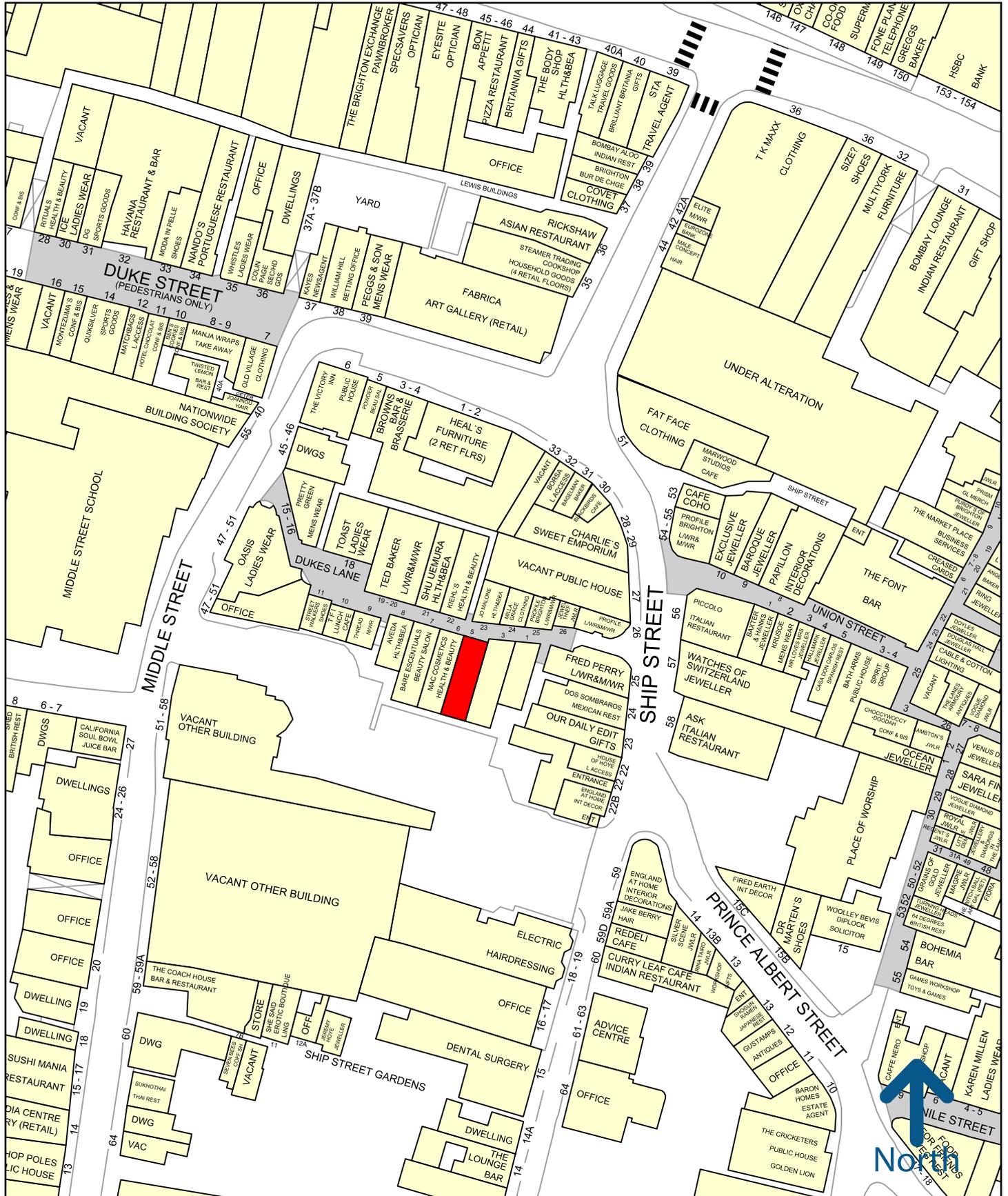
Services & amenities not tested

Rateable Value: to be assessed

The premises are held on a lease for a term expiring 15 June 2022 at a present rental of **£42,840 per annum** exclusive and subject to rent review at 24 June 2017.

OFFERS are invited for the LEASEHOLD INTEREST

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



50 metres

Experian Goad Plan Created: 19/03/2015
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



5 Dukes Lane
BRIGHTON
BN1 1BG

Certificate Reference Number:
9636-3044-0974-0500-7625

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 57 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	72
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	68.06
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
68	If typical of the existing stock