

TO LET

**RETAIL/OFFICE PREMISES BENEFITING FROM A2 USE  
113.32 SQ M (1,220 SQ FT)**

77B London Road, Brighton, East Sussex, BN1 4JF



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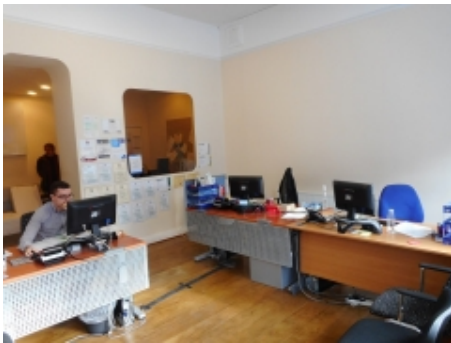


## Location

The premises are situated on the eastern side of the London Road, Brighton's secondary retailing thoroughfare between York Hill and Viaduct Road. London Road is home to a variety of multiple and local traders including Superdrug, WH Smith, Boots, NatWest and Fatto a Mano restaurant.

## Description

The premises comprise accommodation over 4 floors with a small yard to the rear. Until recently the premises were used as an estate agents, therefore benefiting from A2 use but are considered suitable for a variety of uses, subject to the necessary planning consent being granted.



## Key Points

- Gas fired central heating
- Carpeting
- Security alarm (not tested)
- Halogen/fluorescent lighting
- Wooden flooring to ground floor
- WC's and kitchen
- Opportunity for one car parking space

## Accommodation

The premises have the following approximate net internal floor areas:-

|              |             |               |
|--------------|-------------|---------------|
| Lower Ground | 18.47 sq m  | (199 sq ft)   |
| Ground Floor | 40.79 sq m  | (439 sq ft)   |
| First Floor  | 15.70 sq m  | (169 sq ft)   |
| Second Floor | 38.36 sq m  | (413 sq ft)   |
| Total        | 113.32 sq m | (1,220 sq ft) |



## Lease Terms

A new lease is available on terms to be agreed.

## Rent

£22,000 per annum exclusive.

## Business Rates

We have been informed that the Local Rating Authority that the premises are assessed as follows:-

Rateable Value: £12,250  
UBR (2017/18): 46.6 p in £



We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

## VAT

VAT is not applicable on the terms quoted.

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## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

A copy of the Energy Performance Certificate can be viewed below.

## Viewing

By appointment through:

### Dan Hunter

T: 01403 756512

M: 07590 077949

Email: [dh@crickmay.co.uk](mailto:dh@crickmay.co.uk)

### Jonathan Mack

T: 01273 427654

M: 07557 562699

Email: [jm@crickmay.co.uk](mailto:jm@crickmay.co.uk)



## Energy Performance Certificate Non-Domestic Building



77b London Road  
BRIGHTON  
BN1 4JF

Certificate Reference Number:  
0250-1011-0331-4030-4044

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

66

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:                         | Natural Gas                     |
| Building environment:                      | Heating and Natural Ventilation |
| Total useful floor area (m <sup>2</sup> ): | 136                             |
| Building complexity (NOS level):           | 3                               |

#### Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

55 If typical of the existing stock