

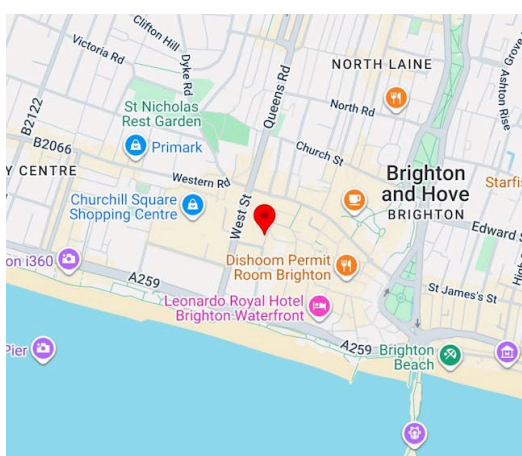


10 Duke Street, Brighton, BN1 1AH

Retail To Let | £31,000 per annum exclusive of rates VAT & all other outgoings.

| 379 sq ft

FANTASTIC KIOSK UNIT TO LET IN OUTSTANDING LOCATION



Description

An attractive retail unit arranged over ground & first floor benefitting from E class planning consent. The unit is accessed via a door on the right hand side of the unit whilst a serving hatch is situated to the left. The first floor is approached via a staircase to the rear of the unit where a prep & storage area are located. The property also benefits from a roller shutter providing additional security. The existing tenant has the benefit of table & chairs outside in Duke Street which is by way of licence from the local authority at an additional charge.

Location

Located on the Southern side of Duke Street, a pedestrianised shopping street in Brighton's City Centre that links Brighton famous Lanes to Churchill Square Shopping Centre. Brighton Mainline Station & Brighton Seafront are a short walk away whilst nearby occupiers include Offspring, Montezuma's Chocolate, Nandos, The Ivy & The Ivy Asia, Pizza Pilgrims, Nationwide Building Society, Flat Iron & Honest Burger along with a number of impressive independent occupiers also nearby.

Accommodation

Name	sq ft	sq m
Ground	186	17.28
1st	193	17.93
Total	379	35.21

Terms

Available by way of a new lease for a term of 10 years subject to a surrender of the current tenants lease. Subject to status the landlord will require a rent deposit & an adequate guarantee from the incoming tenant.

AML

Anti money laundering checks will need to be carried out in line with HMRC requirements & incoming tenants will be charged £50 plus VAT per search required.

Summary

- Rent: £31,000 per annum exclusive of rates VAT & all other outgoings.
- Business rates: £7,926.50 per annum Based on 2026 Valuation from April.
- VAT: Not applicable
- Legal fees: The incoming tenant to make a contribution of £3000 plus VAT towards the legal costs of the Assignor & the Landlord. An unconditional undertaking to be provided prior to release of papers.
- EPC: C (70)
- Lease: New Lease
- Terms: 10 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

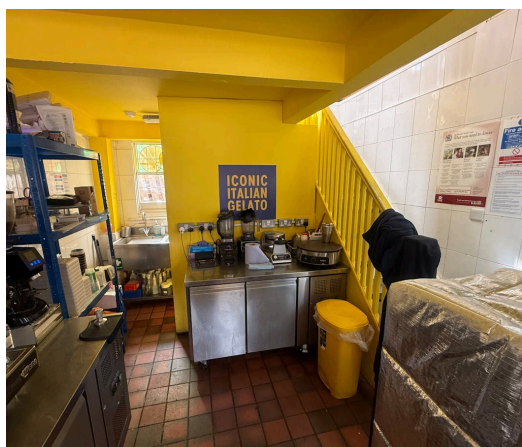


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james@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.





Energy performance certificate (EPC)

10 Duke Street
BRIGHTON
BN1 1AH

Energy rating

C

Valid until 15 December 2029

Certificate number

0594-9220-4130-6190-3103

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

35 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

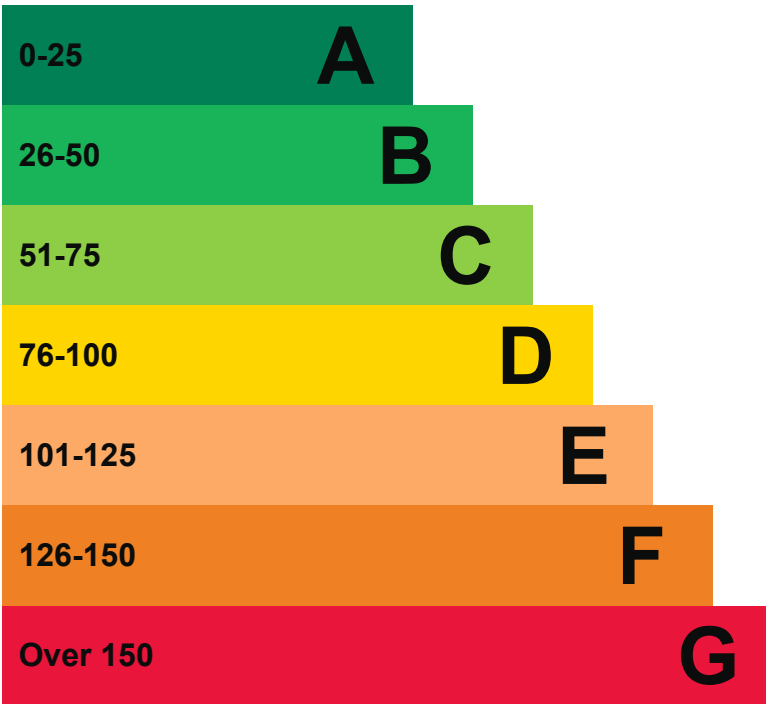
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.

Under 0 **A+**

Net zero CO2



70 | c

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 | B

If typical of the existing stock

95 | D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

89.01

Primary energy use (kWh/m² per year)

527

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9920-3915-0441-0610-2044\)](/energy-certificate/9920-3915-0441-0610-2044).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Timothy Hill

Telephone

07513474760

Email

timothydavidhill@live.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/023202

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Date of assessment**

16 December 2019

Date of certificate

16 December 2019

Employer

EASY EPC

Employer address

12 Albion Street Brighton BN2 9NE

Assessor's declaration

The assessor is not related to the owner of the property.

Other certificates for this property

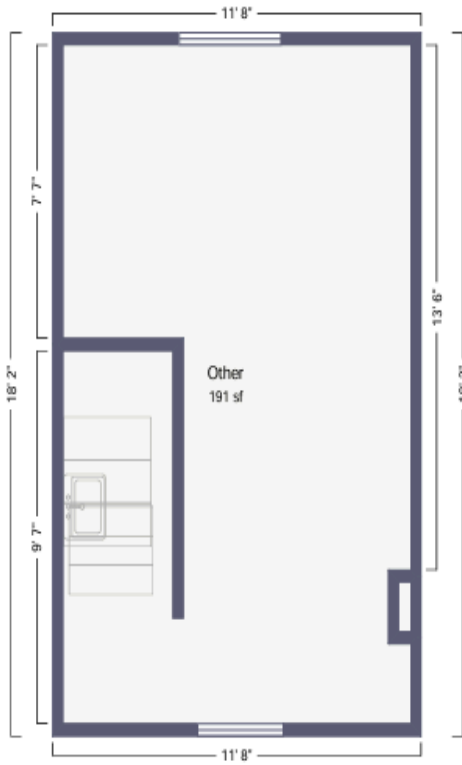
If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

10 Duke Street 1st Floor

9 Duke Street, Brighton, England

Approximately 211 sf total



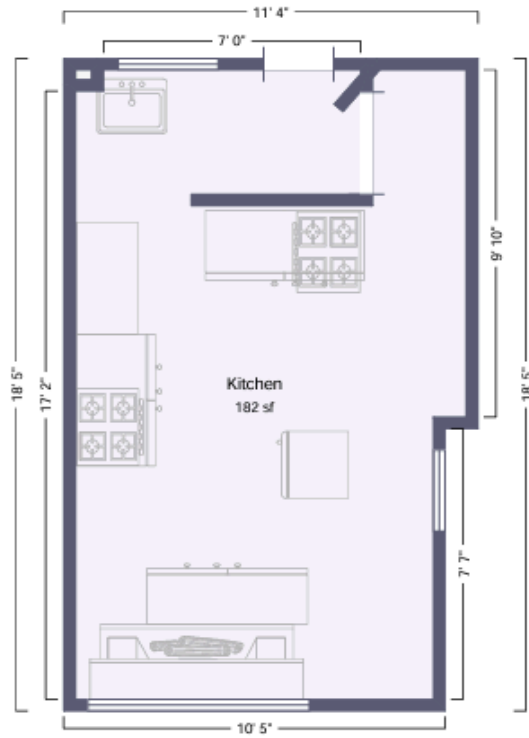
Made with Polycam

3 ft

10 Duke Street Ground floor

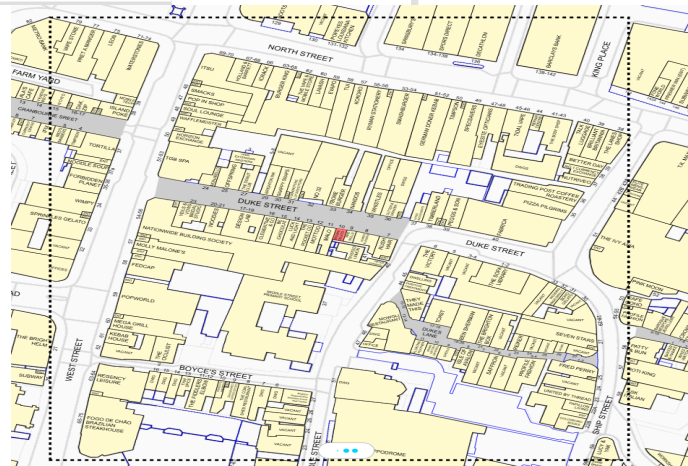
33 Duke Street, Brighton, England

Approximately 202 sf total



Made with Polycam

3 ft



- These floorplans are not to scale and are used for indicative purposes only.

10 Duke Street, Brighton, BN1

