

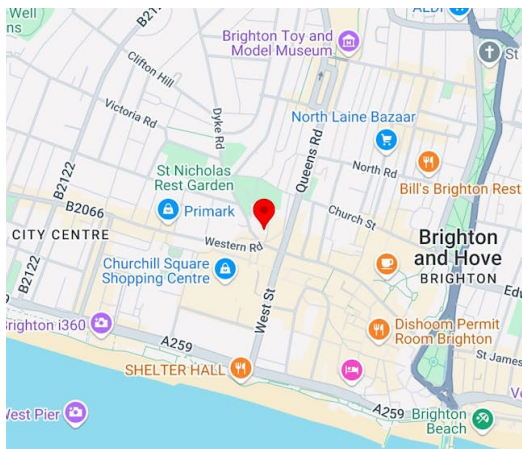


4-8 Dyke Road, Brighton, BN1 3FD

A3 (Restaurants and Cafes), Leisure, Restaurant / Cafe, Retail, High Street
Retail, Retail - In Town To Let | £42,000 per annum exclusive of rates VAT & all
other outgoings | 2,508 sq ft

REDUCED RENT-LEISURE/RESTAURANT/RETAIL PREMISES TO LET IN PRIME CENTRAL BRIGHTON LOCATION

eightfold.agency



Description

A large Class E unit arranged over ground floor level in a prime central location, suitable for a wide range of uses. The premises has extraction in place having previously traded as a restaurant. An additional basement space is available at an additional charge, please ask for further information

Location

Situated in the city centre forming part of an prominent building near the clocktower and Churchill Square shopping centre, with bus and rail links, a taxi rank and multi-story car park within walking distance. The property is a short walk from Brighton seafront and the Lanes with its abundance of shops and restaurants. Nearby operators include Starbucks, Home Sense, Superdry, Marks & Spencer, Metro Bank, O2, Burger King & Boots.

Accommodation

Name	sq ft	sq m
Ground	2,508	233
Total	2,508	233

Terms

The property is available to let by way of an effective new full repairing and insuring lease for a minimum term of 5 years exclusive of rates, service charge, VAT & all other outgoings.

Planning

It is our understanding that the property benefits from Class E planning consent under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Interested parties should make their own planning enquiries relating to their proposed use of the property.

AML

Interested parties will be required to provide anti money laundering documents as in accordance with regulations.

Summary

- Rent: £42,000 per annum exclusive of rates VAT & all other outgoings
- Business rates: £18,336 per annum Based on the 2026 valuation from April.
- Service charge: A service charge will be in place based on a fair proportion of expenditure to the building
- VAT: Applicable
- Legal fees: The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs
- EPC: C (57)
- Lease: New Lease

Further information

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

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@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)

4-8 Dyke Road
BRIGHTON
BN1 3FE

Energy rating

C

Valid until:

27 March 2032

Certificate number:

0277-0202-9302-4208-2600

Property type

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

Total floor area

199 square metres

Rules on letting this property

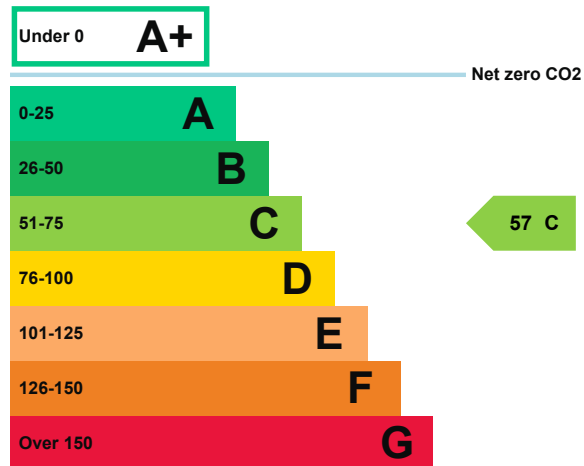
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	36 B
If typical of the existing stock	107 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	114.13
Primary energy use (kWh/m2 per year)	675

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2040-4707-9020-6208-2221\)](/energy-certificate/2040-4707-9020-6208-2221).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Rebecca Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

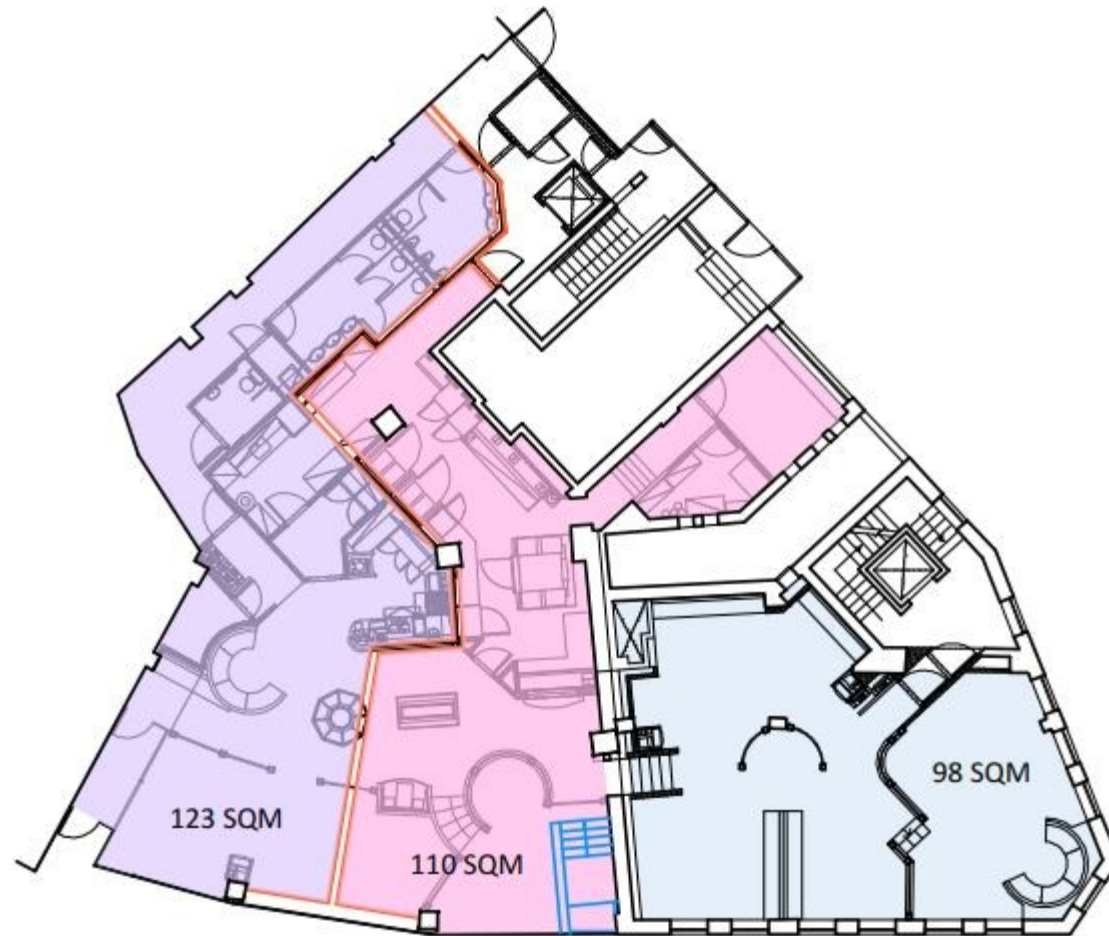
Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Go Energy Assess
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 March 2022
Date of certificate	28 March 2022



INDICATIVE PROPOSED LAYOUTS - GROUND + UPPER GROUND

This is a detailed street map of a central London area, specifically focusing on Regent Row, Dyke Road, and Queen Square. The map shows a variety of commercial and residential buildings. On Regent Row, there are several vacant units, a Starbucks Coffee shop, an O2 Shop, Santander bank, Caffe Nero, EE mobile phone store, and a Three mobile phone store. The Imperial Arcade runs along the bottom of Regent Row. To the east of Regent Row, on Dyke Road, there are numerous buildings, many of which are labeled as DWG (Design Workshop) or have specific business names like Menta Marketing, Lewis McMillan Architects, Castle School of English, Nutriveo, Hackett Harry, N Costa Coffee, and Office. Further east, on Queen Square, there are more buildings, including Evan Scyles, Shropody Supermarket, Churchill's Supermarket, HomeSense, and Superdry. A large green area is highlighted near the intersection of Dyke Road and Queen Square, containing Hackett Harry and N Costa Coffee. The map also shows other streets like Streets 15-19, Streets 7-14, and Streets 16-18. Various landmarks and businesses are marked, such as Krispy Kreme, H&M, Urban Outfitters, Metro Bank, Vape Store, Pret a Manger, Leon, Waterstones, Bite Studio, Vans Store, Inn on the Square, Alas Cafe, Belgian Chips, Nord, Crowns, and Farm Yard. A scale bar at the bottom left indicates distances up to 50 meters. A north arrow is located at the bottom right corner.