



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

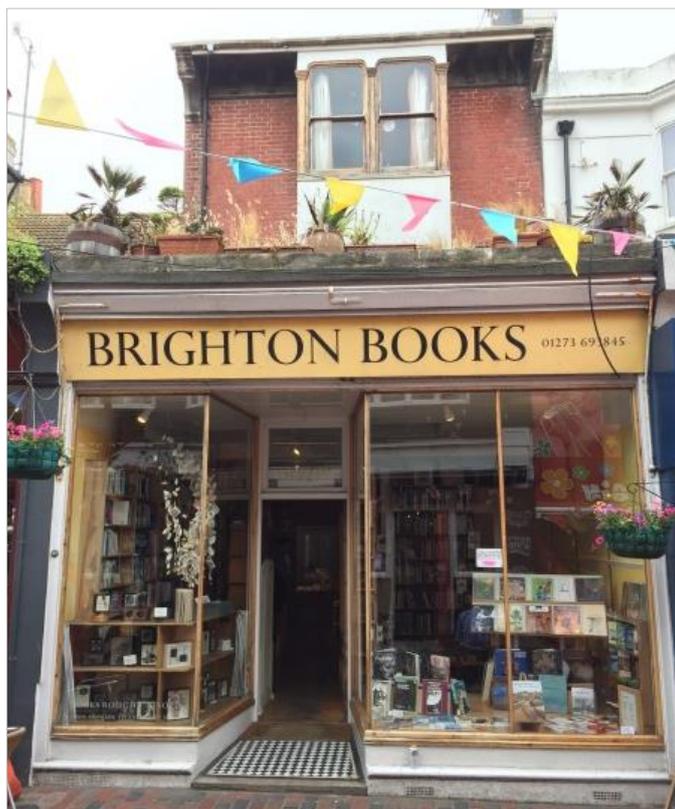
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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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.

RARELY AVAILABLE IN NORTH LAINE SHOP & MAISONNETTE FREEHOLD FOR SALE



**18 KENSINGTON GARDENS
BRIGHTON, BN1 4AL**

Situated in this popular pedestrianised North Laine thoroughfare and offering a rare opportunity to acquire a freehold double-fronted shop property and maisonette in this sought after area. The area is renowned for its colourful specialist retail offer, pubs, restaurants and entertainment venues (see location plan overleaf).

The premises briefly comprise:

Fascia Frontage 16'4 (5 m)

Ground Floor Shop	in all 472 ft² (43 m ²)
Basement	in all 348 ft² (32 m ²)
1st, 2nd & 3rd Floor Maisonette	living room, kitchen/diner, bathroom, bedroom, loft room, roof terrace, utility area rear yard

The entire building is offered with full Vacant Possession.
Planning permission has been granted to self-contain the maisonette.

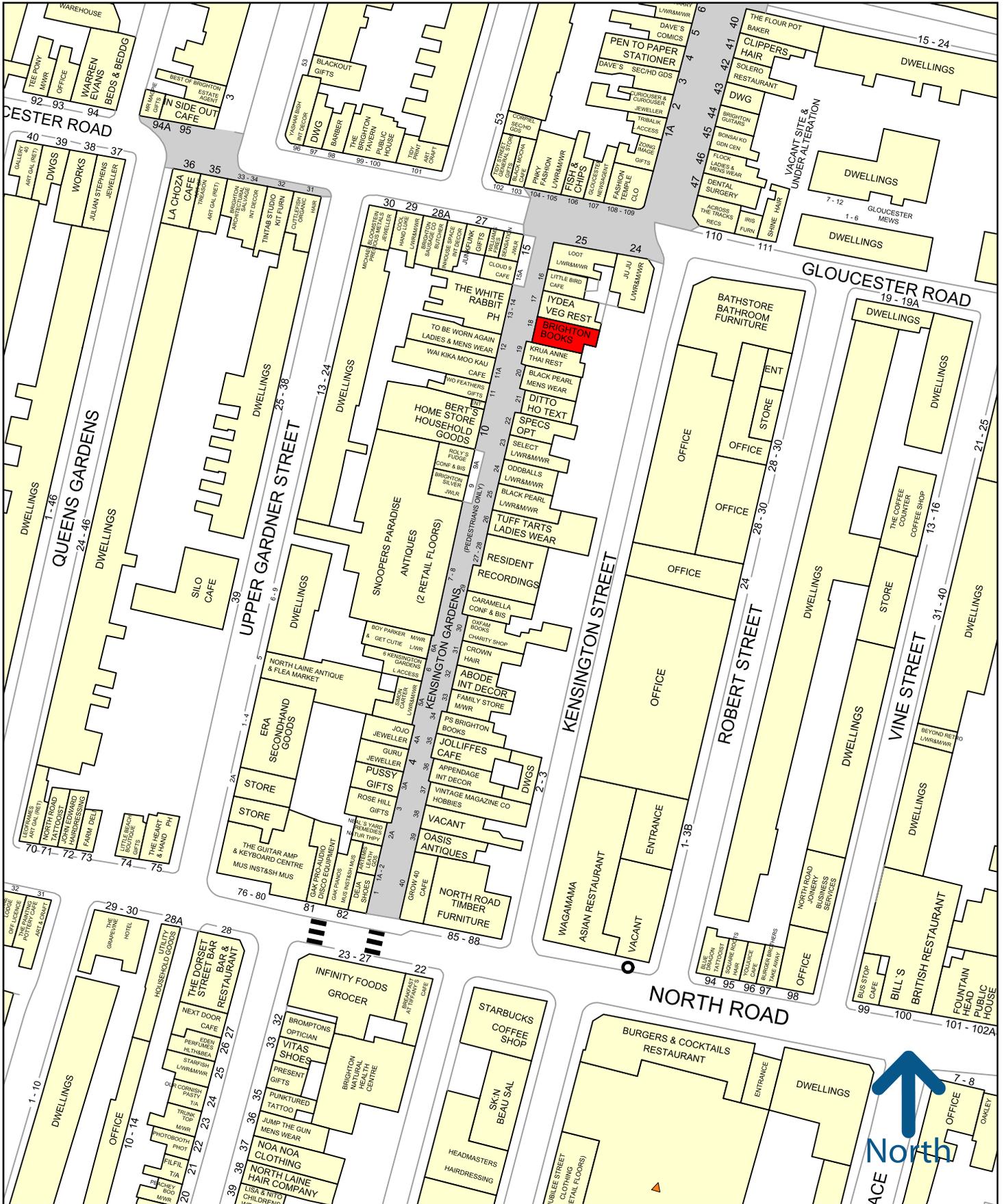
Rateable Value: £23,000 - Council Tax Band: C

measurements are approximate and net internal

services and amenities not tested

OFFERS are invited in the region of £700,000 for the FREEHOLD INTEREST

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



50 metres

Experian Goad Plan Created: 26/06/2018
Created By: Graves Son and Pilcher LLP



Energy Performance Certificate

Non-Domestic Building



Brighton Books
18 Kensington Gardens
BRIGHTON
BN1 4AL

Certificate Reference Number:
0960-2912-0398-0860-9050

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

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 100

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	158
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	99.39
Primary energy use (kWh/m ² per year):	579.59

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

71

If typical of the existing stock