



INVESTMENT FOR SALE

## 31 SHIP STREET

Brighton, BN1 1AD

OFFERS INVITED IN EXCESS OF £380,000

332 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

Available Size	332 sq ft
Price	Offers in excess of £380,000 Guide price
Rates Payable	£10,603.75 per annum
Rateable Value	£21,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (98)

## Description

A mid terrace property comprising a retail unit over ground floor and basement with a 1-bedroom maisonette above. The property is fully tenanted with the commercial element having a new lease completed in March 2025. The ground floor retail unit is let by way of an internal & shop front repairing lease of 10 years ending 18th March 2035 to Brighton Creamer LLP at a rent of £24,000 per annum exclusive, subject to a tenant only break option on 17th March 2030 and a rent review on 18th March 2030. The landlord holds a rent deposit of £5,500. We are advised the residential element is subject to an assured tenancy at a rent of £650 per calendar month. The combined annual rental income is £31,800 per annum.

## Location

Situated on the western side of Ship Street on the edge of Brighton's famous Lanes, close to Duke Street, North Street & Union Street. Nearby occupiers include The Ivy & Ivy Asia, Pizza Pilgrims, Honest Burger & Fred Perry in addition to an array of other local and national eateries, retailers and pubs & bars.

## Accommodation

The accommodation comprises the following areas:

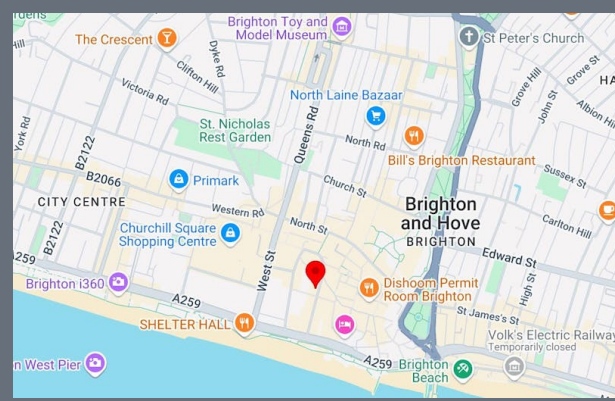
Name	sq ft	sq m
Basement	100	9.29
Ground	232	21.55
Unit - 1st & 2nd Floors - Self-contained maisonette comprising a bedroom and bathroom on the 2nd floor and a living room and kitchen at 1st floor	-	-
<b>Total</b>	<b>332</b>	<b>30.84</b>

## Terms

The freehold interest is available to purchase with offers invited in excess of £380,000 for the freehold interest subject to the existing tenancies.

## AML

The normal ID & proof of address will be required from all parties in the transaction.



## Get in touch

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### Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2026

# Energy performance certificate (EPC)

Bagel Man 31 Ship Street BRIGHTON BN1 1AD	Energy rating <b>D</b>	Valid until: <b>16 April 2025</b>
		Certificate number: <b>9366-3044-0155-0800-6695</b>

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	38 square metres

## Rules on letting this property

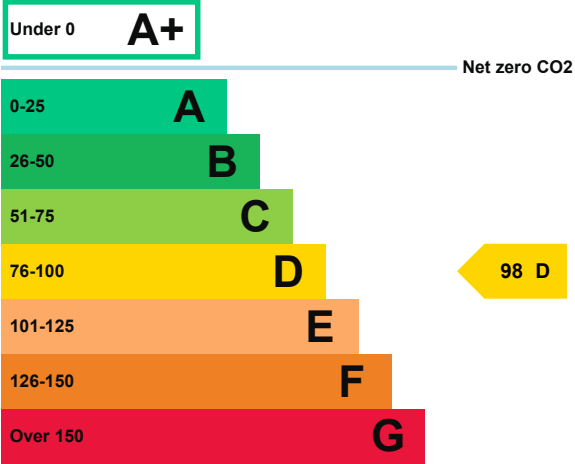
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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

38 B

If typical of the existing stock

110 E

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	135.87

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0630-0845-6159-6494-6006\)](/energy-certificate/0630-0845-6159-6494-6006).

## 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	Keith Fox
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### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
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Assessor's ID	STRO000531
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Telephone	0330 124 9660
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Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>
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### About this assessment

Employer	Information not provided by the user
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Employer address	Information not provided by the user
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Assessor's declaration	The assessor is not related to the owner of the property.
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Date of assessment	16 April 2015
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Date of certificate	17 April 2015
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31 Ship Street, Brighton, BN1

