



RETAIL TO LET

65 ST. GEORGES ROAD

Brighton, BN2 1EF

BIJOUX RETAIL UNIT TO LET IN HEART OF
KEMPTOWN VILLAGE CLOSE TO HOSPITAL

246 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	246 sq ft
Rent	£10,750 per annum Per annum exclusive of rates service charge and all other outgoings.
Rates Payable	£3,642.70 per annum As the business rates are below £12,000 subject to conditions this property should benefit from small business rate relief of up to 100%
Rateable Value	£7,300
VAT	Not applicable
Legal Fees	Incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior to release of papers
EPC Rating	B

Description

An attractive ground floor retail unit where the space comprises a retail unit at the front with a small storage space & WC to the rear. Whilst having traded as a sandwich shop for many years the property will be provided vacant & could be suitable for a variety of businesses. All the free standing goods currently in the property & photos will be removed by the current tenant.

Location

Situated in a desirable location on St Georges Road in Kemptown Village. The property is a few minutes walk from The Royal Sussex County Hospital & surrounded by a high volume of residential properties in addition to a number of other local traders. Brighton City Centre is approximately a mile to the west whilst the A259 coast road is a minutes walk to the south.

Accommodation

The accommodation comprises the following areas:

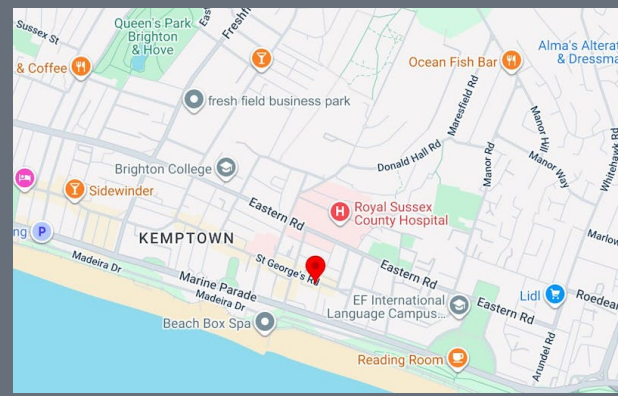
Name	sq ft	sq m
Ground	246	22.85
Total	246	22.85

Terms

Available to let by way of a new effective, full repairing and insuring lease for a term of at least 5 years. A rent deposit will be required subject to status.

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations. There will be a charge of £50 plus VAT per person requiring a search to be carried out.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

65 St Georges Road BRIGHTON BN2 1EF	Energy rating	Valid until: 6 May 2035
	B	Certificate number: 0567-6669-9362-6112-9699

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	27 square metres

Rules on letting this property

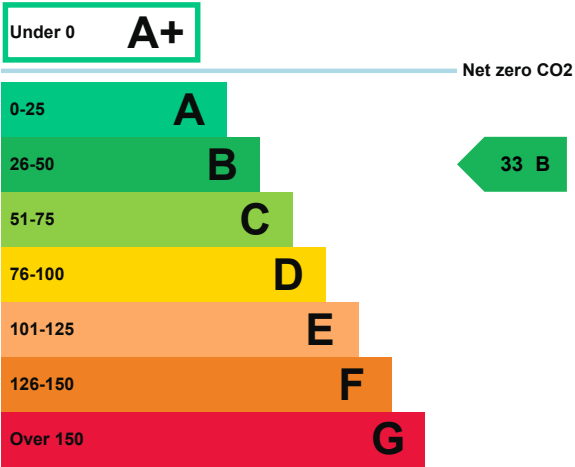
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

10 A

If typical of the existing stock

39 B

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 ₂ /m ² per year)	44.06
Primary energy use (kWh/m ² per year)	465

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2912-1120-3499-9867-5701\)](/energy-certificate/2912-1120-3499-9867-5701).

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	John
Telephone	01273 321864
Email	johnhole@epcbrighton.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Brighton
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	24 April 2025
Date of certificate	7 May 2025

This floorplan is not to scale and is used for indicative purposes only.

Floorplan

30 Sudeley Place, Brighton, England

Approximately 26 m² total

