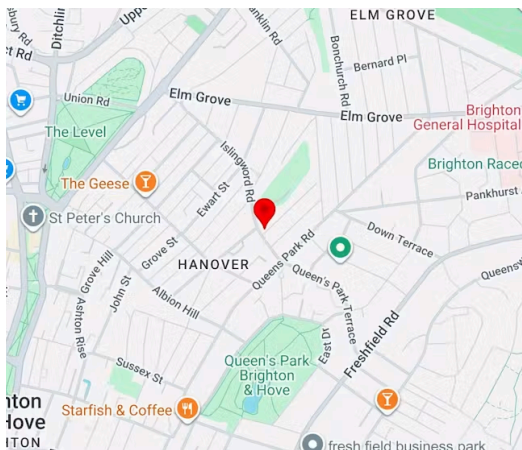




80 Islingword Road, Brighton, BN2 9SL

Retail To Let | £12,500 per annum Per annum exclusive of rates service charge and all other outgoings. | 712 sq ft

CLASS E UNIT TO LET IN POPULAR HANOVER LOCATION



Description

A ground floor retail unit that was previously a post office. Whilst currently divided it may be possible for the unit to be opened up subject to the required consents & appropriate advice.

Location

The property is situated at the top of Islingword Road close to its junction with Queens Park Road. The city centre, train station & seafront are all only a short walk away. Nearby on-street parking adds to the practicality of the premises for both customers and staff. Queens Park is only a short walk away along with the New Edward Street Quarter where Natwest, Knights Solicitors & Octopus Energy reside. In addition to this other nearby occupiers include, Amex, Sussex University & Brighton Police Station.

Accommodation

Name	sq ft	sq m
Ground	712	66.15
Total	712	66.15

Terms

A new effective full repairing & insuring lease for a minimum term of 5 is available. A rent deposit of 6 months rent will be required.

AML

Anti money laundering searches will be required & charged at a cost of £50 plus VAT for each party requiring whilst referencing will be at a cost of £75 plus VAT as required.



Summary

- Rent: £12,500 per annum Per annum exclusive of rates service charge and all other outgoings.
- Business rates: From April 2026 the UBR will be 38.2 p however this property will for 100% small business rate relief subject to conditions.
- Service charge: A service charge will be payable based a fair proportion of expenditure to the building
- VAT: To be confirmed
- Legal fees: The incoming tenant will make a contribution of £1500 plus VAT towards the landlords legal costs. This will be provided by way of an undertaking or payment prior to release of papers.
- EPC: B
- Lease: New Lease
- Terms: 5 years

Further information

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

Contact & Viewings

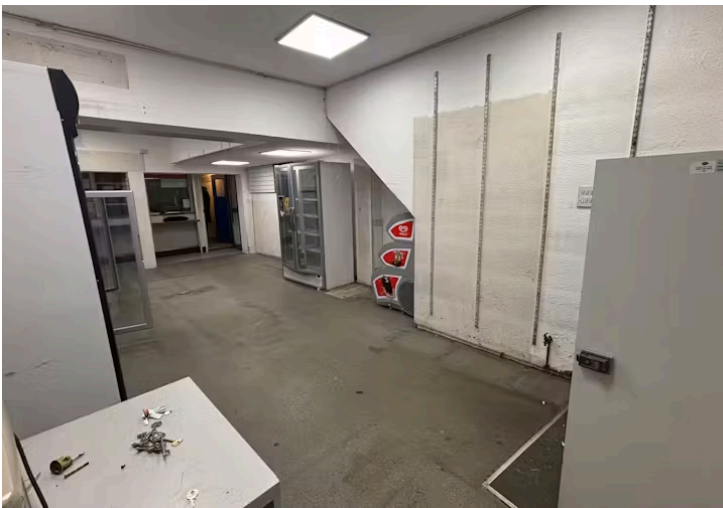


Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



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)

80 Islingword Road
BRIGHTON
BN2 9SL

Energy rating

B

Valid until:

17 November 2035

Certificate number:

2080-3609-5050-2291-8291

Property type

Retail/Financial and Professional Services

Total floor area

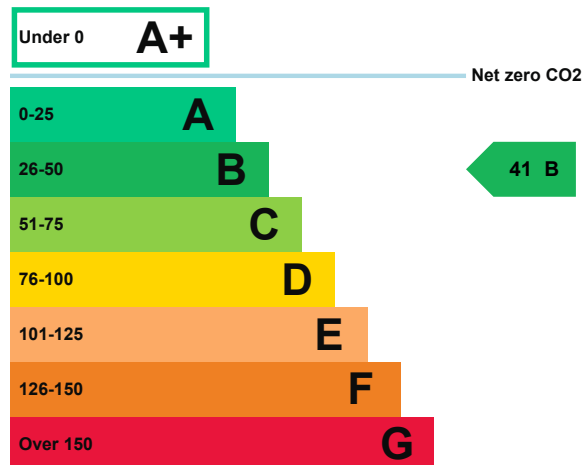
70 square metres

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

0 A

If typical of the existing stock

63 C

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)	14.84
Primary energy use (kWh/m ² per year)	129

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6801-5245-8002-0099-2292\)](/energy-certificate/6801-5245-8002-0099-2292).

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	Becky 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

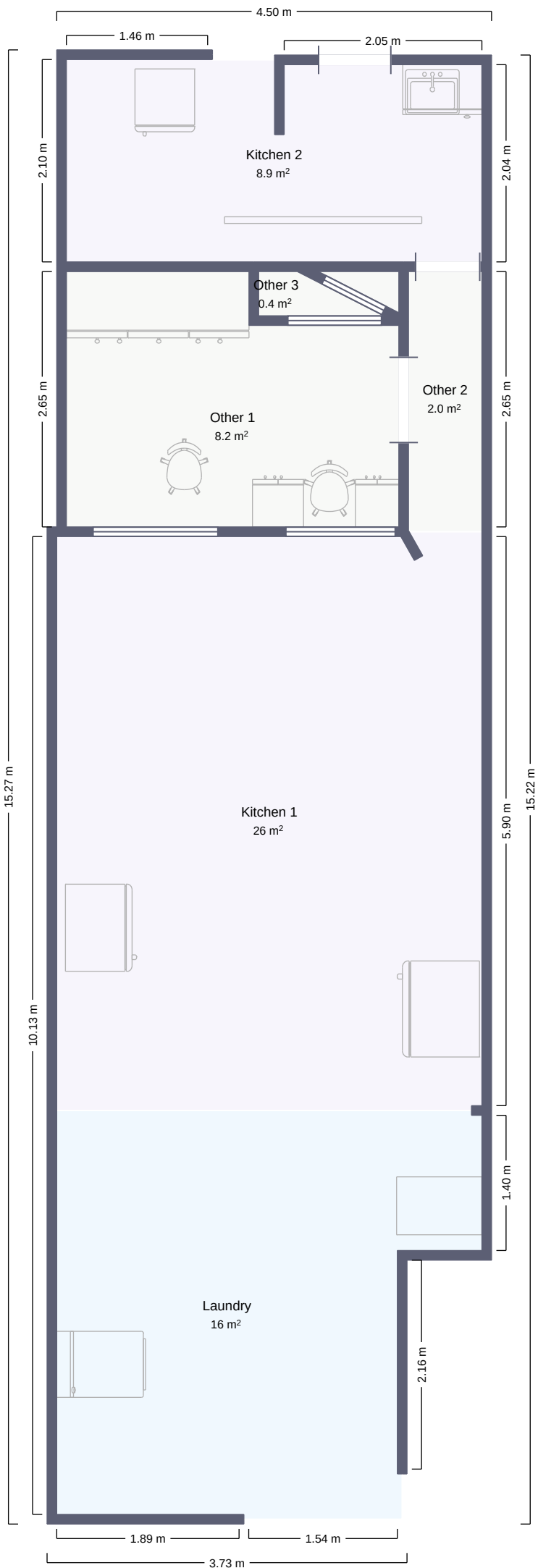
About this assessment

Employer	Energy Performance Projects Ltd
Employer address	2 Van Alen Building, 24-30 Marine Parade, Brighton, BN2 1WP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 November 2025
Date of certificate	18 November 2025

Floorplan

79 Islingword Road, Brighton, England

Approximately 67 m² total



Made with



Polycam

1 m