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

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POPULAR KEMP TOWN AREA FREEHOLD SHOP & FLAT FOR SALE WITH VACANT POSSESSION



66-67 St George's Road, Kemp Town, Brighton, BN2 1EF

Situated on St George's Road in the popular Kemp Town area which has numerous restaurants, bars and pubs. The premises are located between the Royal Sussex County Hospital to the north and the seafront to the south.

The premises consists of a vacant ground floor shop and basement with a self-contained first floor two bed flat. Planning permission was approved in 2007 (BH2007/01944) for change of use from A1 (Shop) to Sale of Sunbeds & Treatment Rooms. The accommodation briefly comprises:

Building Frontage: 24'5 (7.44 m)

Ground Floor Shop:	645 ft² (59.92 m²)
Basement:	621 ft² (57.69 m²)
First Floor Flat:	789 ft² (73.3 m²)
Loft:	(not inspected)

All measurements are approximate gross internal

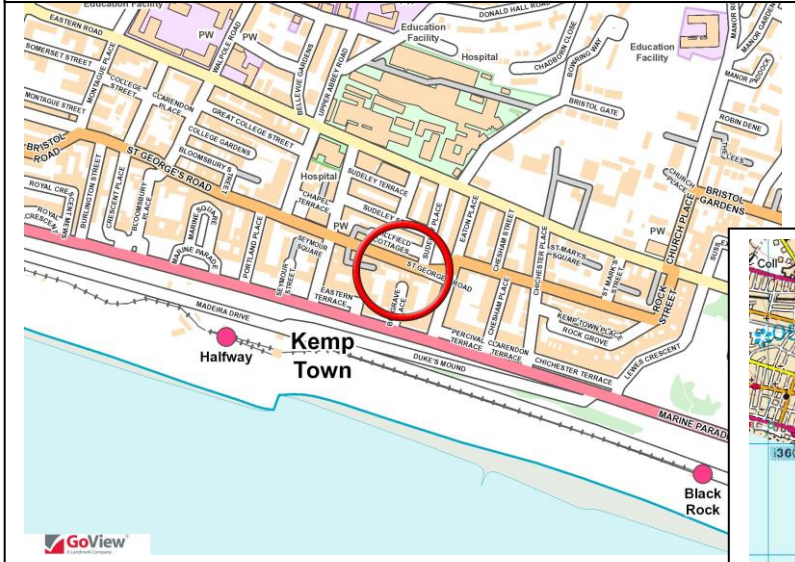
Services and amenities not tested

Rateable Value: £0 2019/20 (incapable of beneficial occupation); Council Tax Band: B

Offers are invited in the region of **£400,000** for the **FREEHOLD** interest

Viewing by appointment with joint selling agents:

GRAVES SON & LLP 01273 321123 or **SHW** (Peter Coldbreath) 01273 876225



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Energy Performance Certificate

Non-Domestic Building



66-67, St. Georges Road
BRIGHTON
BN2 1EF

Certificate Reference Number:
0891-9397-6530-1600-5803

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

◀ 209 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	112
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	134
Primary energy use (kWh/m ² per year):	792.61

Benchmarks

Buildings similar to this one could have ratings as follows:

28	If newly built
81	If typical of the existing stock

First Floor Flat, 66-67 St. Georges Road, BRIGHTON, BN2 1EF

Dwelling type:	Top-floor flat	Reference number:	8252-6424-9610-0713-1992
Date of assessment:	17 April 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	17 April 2012	Total floor area:	72 m ²

Use this document to:

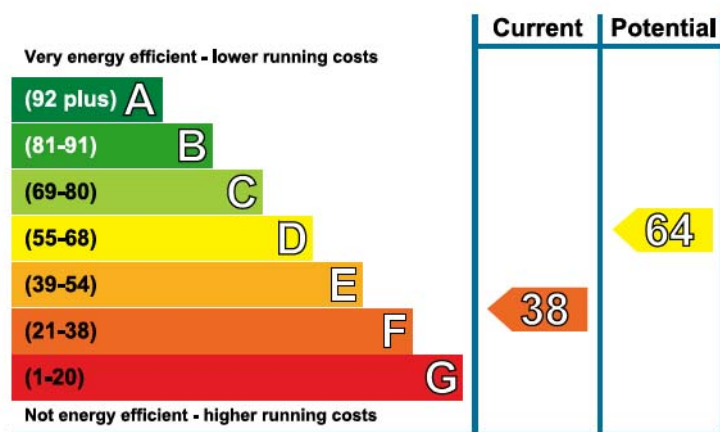
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,552
Over 3 years you could save	£ 1,524

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 138 over 3 years	
Heating	£ 2,673 over 3 years	£ 1,371 over 3 years	
Hot Water	£ 603 over 3 years	£ 519 over 3 years	
Totals	£ 3,552	£ 2,028	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 108	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 798	✓
3 Low energy lighting for all fixed outlets	£45	£ 102	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.