



RETAIL TO LET

## 10 DUKE STREET

Brighton, BN1 1AH

FANTASTIC KIOSK UNIT TO LET IN OUTSTANDING  
LOCATION

379 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	379 sq ft
<b>Rent</b>	£31,000 per annum exclusive of rates VAT & all other outgoings.
<b>Rates Payable</b>	£10,354.25 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£20,750
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £3000 plus VAT towards the legal costs of the Assignor & the Landlord. An unconditional undertaking to be provided prior to release of papers.
<b>EPC Rating</b>	C (70)

## Description

An attractive retail unit arranged over ground & first floor benefitting from E class planning consent. The unit is accessed via a door on the right hand side of the unit whilst a serving hatch is situated to the left. The first floor is approached via a staircase to the rear of the unit where a prep & storage area are located. The property also benefits from a roller shutter providing additional security. The existing tenant has the benefit of table & chairs outside in Duke Street which is by way of licence from the local authority at an additional charge.

## Location

Located on the Southern side of Duke Street, a pedestrianised shopping street in Brighton's City Centre that links Brighton famous Lanes to Churchill Square Shopping Centre. Brighton Mainline Station & Brighton Seafront are a short walk away whilst nearby occupiers include Offspring, Montezuma's Chocolate, Nandos, The Ivy & The Ivy Asia, Pizza Pilgrims, Nationwide Building Society, Flat Iron & Honest Burger along with a number of impressive independent occupiers also nearby.

## Accommodation

The accommodation comprises of the following

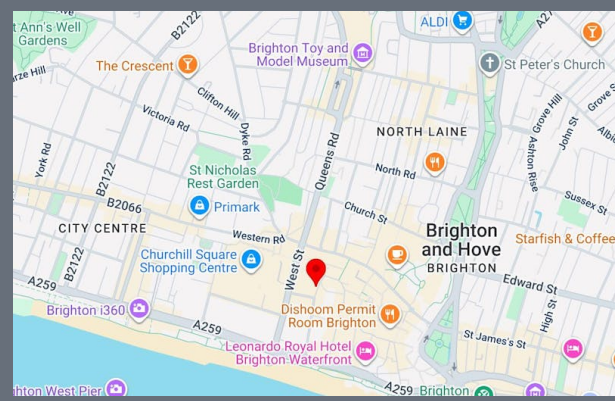
Name	sq ft	sq m
Ground	186	17.28
1st	193	17.93
<b>Total</b>	<b>379</b>	<b>35.21</b>

## Terms

Available by way of a new lease for a term of 10 years subject to a surrender of the current tenants lease. Subject to status the landlord will require a rent deposit & an adequate guarantee from the incoming tenant.

## AML

Anti money laundering checks will need to be carried out in line with HMRC requirements & incoming tenants will be charged £50 plus VAT per search required.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

01273 672999 | 07935 901 877  
james@eightfold.agency

**Alex Gardner**

01273 672999 | 07511 017289  
alex@eightfold.agency

## 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)

10 Duke Street  
BRIGHTON  
BN1 1AH

Energy rating

C

Valid until 15 December 2029

Certificate number

0594-9220-4130-6190-3103

## Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

## Total floor area

35 square metres

## Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

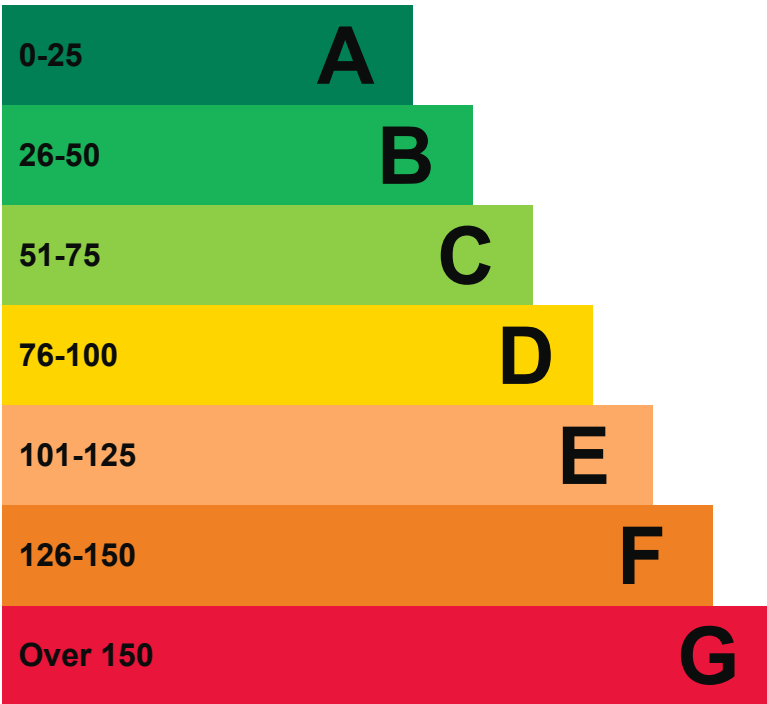
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is C.

Under 0 **A+**

Net zero CO2



70 | c

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**How this property compares to others**

Properties similar to this one could have ratings:

**If newly built**

32 | B

**If typical of the existing stock**

95 | D

**Breakdown of this property's energy performance**

**Main heating fuel**

Grid Supplied Electricity

**Building environment**

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

89.01

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## Primary energy use (kWh/m<sup>2</sup> per year)

527

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9920-3915-0441-0610-2044\)](/energy-certificate/9920-3915-0441-0610-2044).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Timothy Hill

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### Telephone

07513474760

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### Email

[timothydavidhill@live.com](mailto:timothydavidhill@live.com)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/023202

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details****Date of assessment**

16 December 2019

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**Date of certificate**

16 December 2019

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**Employer**

EASY EPC

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**Employer address**

12 Albion Street Brighton BN2 9NE

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Other certificates for this property**

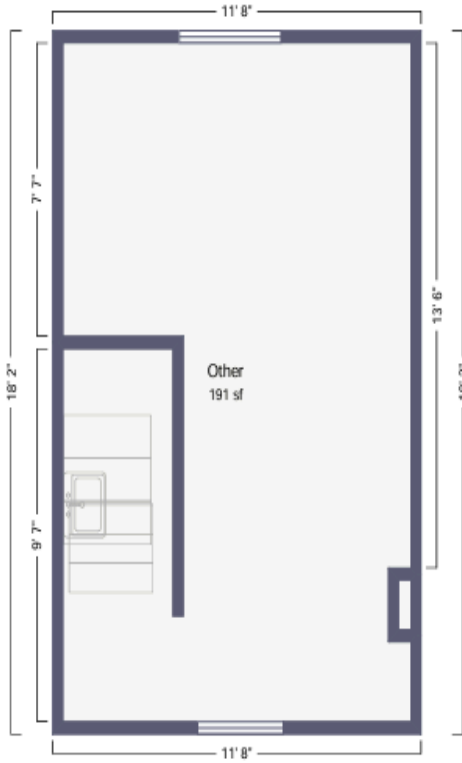
If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

### 10 Duke Street 1st Floor

9 Duke Street, Brighton, England

Approximately 211 sf total



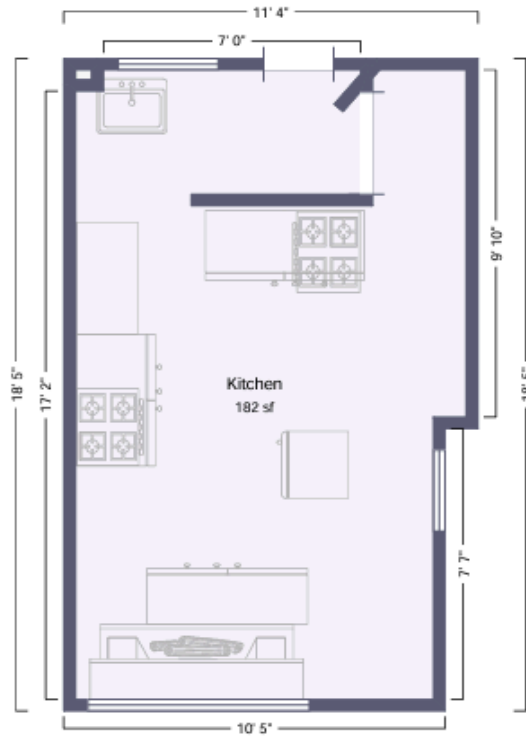
Made with Polycam

3 ft

### 10 Duke Street Ground floor

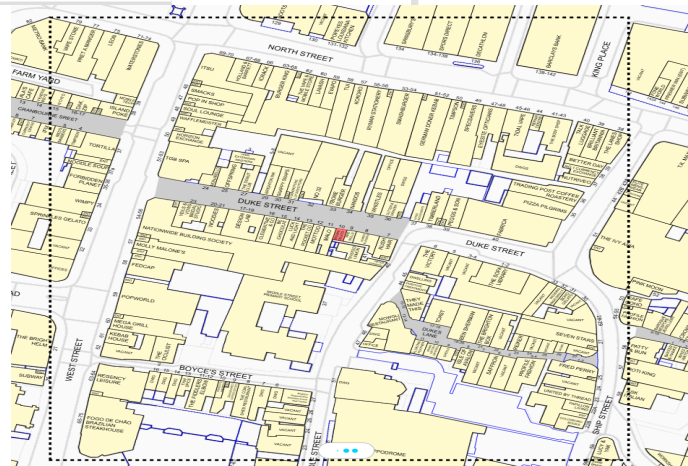
33 Duke Street, Brighton, England

Approximately 202 sf total



Made with Polycam

3 ft



- These floorplans are not to scale and are used for indicative purposes only.

