



RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

## 33 SHIP STREET

Brighton, BN1 1AD

RETAIL UNIT TO LET IN OUTSTANDING CENTRAL  
BRIGHTON LOCATION- NEW LEASE NO PREMIUM  
AVAILABLE JAN 26

655 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	655 sq ft
<b>Rent</b>	£35,000 per annum exclusive of rates, VAT & all other outgoings
<b>Rates Payable</b>	£15,843.25 per annum If the ground floor & basement are taken on their own the RV will be re-assessed & it is anticipated it will be reduced.
<b>Rateable Value</b>	£31,750
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1,500 plus VAT towards the landlords' legal fees. An unconditional undertaking to be provided prior to the release of papers.
<b>EPC Rating</b>	B (35)

## Description

This highly desirable commercial property offers a good location with excellent visibility and foot traffic ideal for a range of occupiers and uses. The space comprises a retail unit over ground floor and basement. The current WC at ground floor will be removed with a new operational one placed in the basement along with a new electric & water supply installed shortly.

## Location

Situated on the edge of Brighton's bustling Lanes, on the southern side of Ship Street next door to the Flat Iron Restaurant, & is only a short walk from Brighton Station, The Pier, Seafront and Churchill Square. With its strategic location, the site benefits from high visibility and foot traffic, making it an excellent choice for businesses seeking to establish a strong presence in a dynamic and thriving area. Nearby occupiers include The Ivy, Nando's, TK Maxx, Fred Perry, in addition to a range of other local and national occupiers.

## Accommodation

The accommodation comprises the following areas:

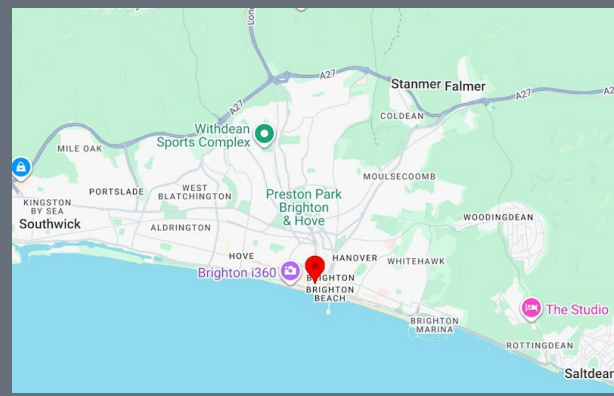
Name	sq ft	sq m
Ground	466	43.29
Basement	189	17.56
<b>Total</b>	<b>655</b>	<b>60.85</b>

## Terms

Available to let by way of a new effective, full repairing and insuring lease for a term of at least 10 years. Subject to status, a rental deposit of 3-6 months' rent will be required. Utility supplies are currently awaited & anticipated January 26.

## 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

**Max Pollock**

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max@eightfold.agency

**Alex Gardner**

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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 07/01/2026



# Energy performance certificate (EPC)

33 Ship Street  
BRIGHTON  
BN1 1AD

Energy rating

**B**

Valid until:

15 April 2035

Certificate number:

2040-3204-5050-2201-6295

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

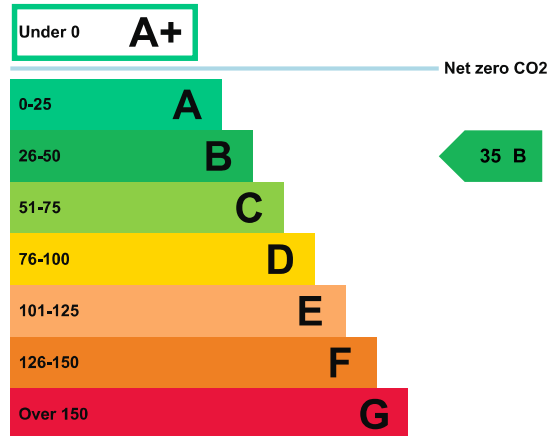
99 square metres

## 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

125 E

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	18.93
Primary energy use (kWh/m <sup>2</sup> per year)	164

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2601-5245-4002-0094-2206\)](/energy-certificate/2601-5245-4002-0094-2206).

## 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	<a href="mailto:beckycheney1@gmail.com">beckycheney1@gmail.com</a>

### 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	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Energy Performance Projects
Employer address	Flat 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	16 April 2025
Date of certificate	16 April 2025

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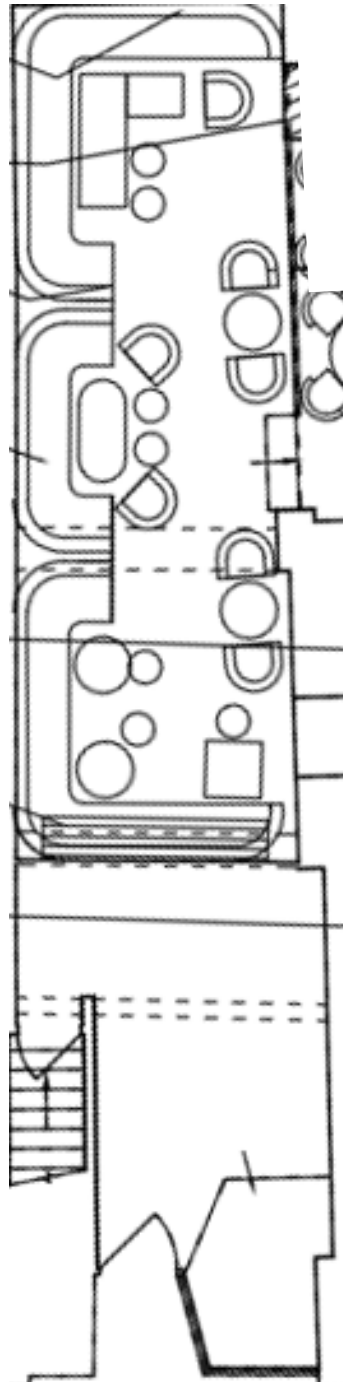
# Floorplan

33 Ship Street, Brighton, BN1 1AD

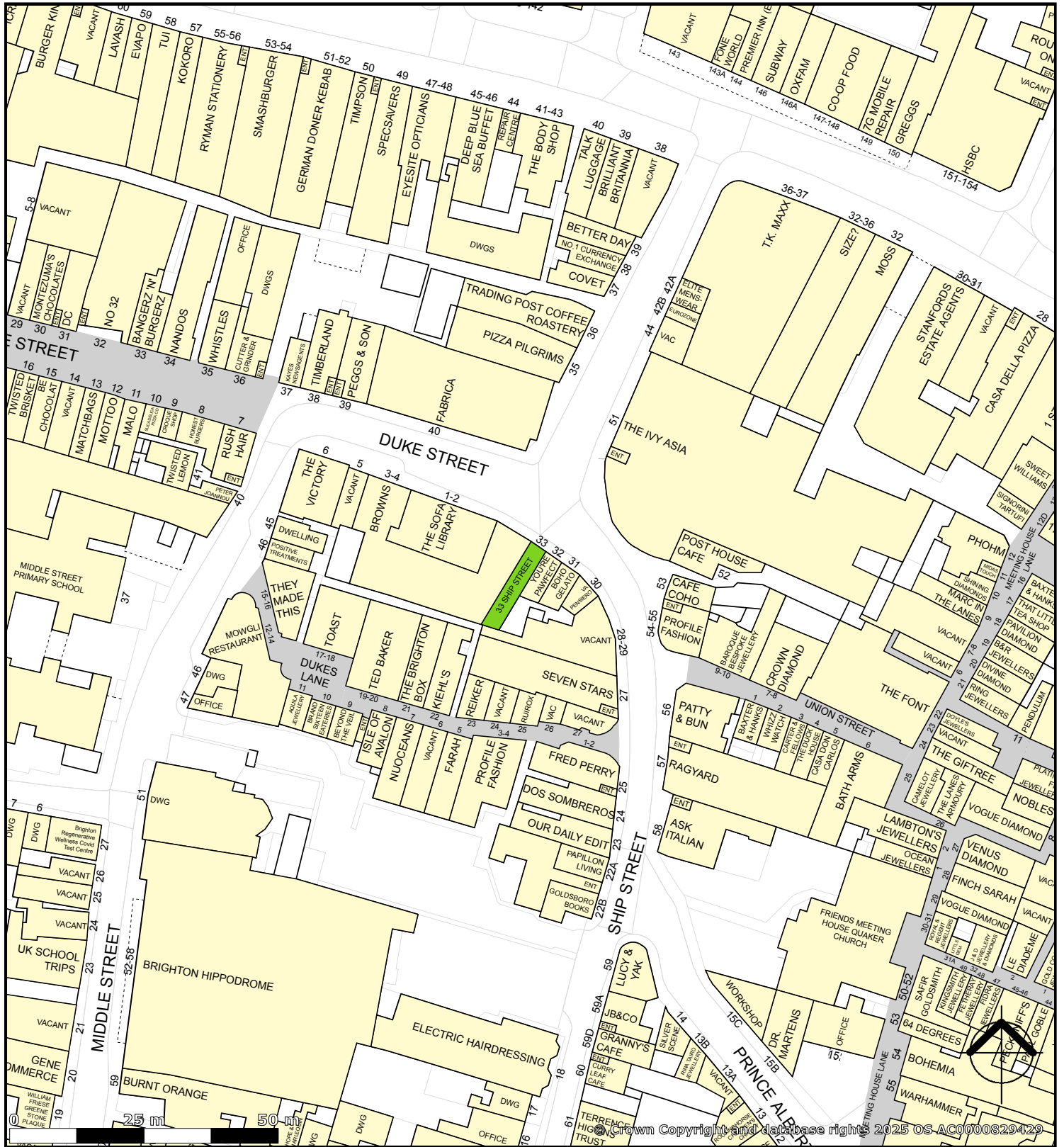
Not to scale

All measurements are approximate

## Ground Floor



33 Ship Street, Brighton, BN1



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