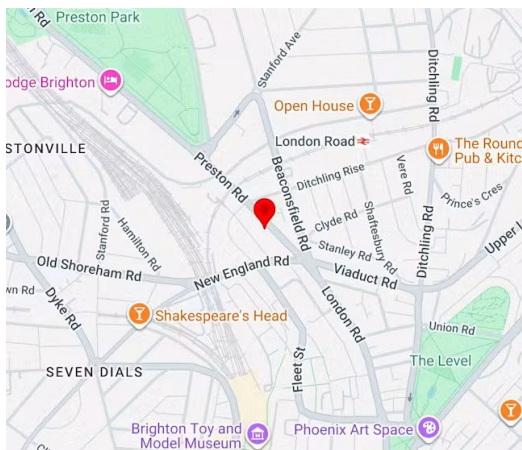


5-7 Preston Road, Brighton, BN1 4QE

A3 (Restaurants and Cafes), Healthcare, Leisure, Office, Restaurant / Cafe, Retail, High Street Retail, Retail - In Town, Retail - Out Of Town To Let | £41,000 per annum exclusive of rates, VAT and all other outgoings. | 2,563 sq ft

WELL SIZED CLASS E PREMISES WITH THE BENEFIT OF EXTRACTION.



Description

A highly prominent class E unit that has traded as a charity cafe shop comprising an open plan seating area on the left hand side of the property whilst on the right hand side is a separate space that has been used as an office reception. There W/Cs to the rear of the property along with wash rooms & storage. The first floor comprises 3 office rooms currently being used as classrooms and offices. Features within the unit include extraction, air conditioning and external security shutters.

Location

Located on the South Western side of Preston Road, on a busy parade of shops just a short walk from London Road & Brighton's mainline station as well London Road Station & also Preston Park Station. Nearby occupiers include, The Joker, Papa Johns, Euronics, Hare and Hounds, Fatto a Mano, The Worlds End, Domino's Pizza, and Alcampo Lounge, along with a number of impressive independent occupiers.

Accommodation

Name	sq ft	sq m
Ground	1,721	159.89
1st	842	78.22
Total	2,563	238.11

Terms

Available to let by way of new full repairing and insuring lease for a minimum term of 5 years. Subject to status, a rent deposit of 3-6 months will be required.

Chattels, Fixtures & Fittings

There are a number of items within the unit which can be available by way of separate negotiation to purchase.



Summary

- Rent: £41,000 per annum exclusive of rates, VAT and all other outgoings.
- Business rates: £11,556 per annum based on the 2026 valuation.
- Rateable value: £26,750
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (65)
- Lease: New Lease
- Terms: 5 years

Further information

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

Contact & Viewings



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

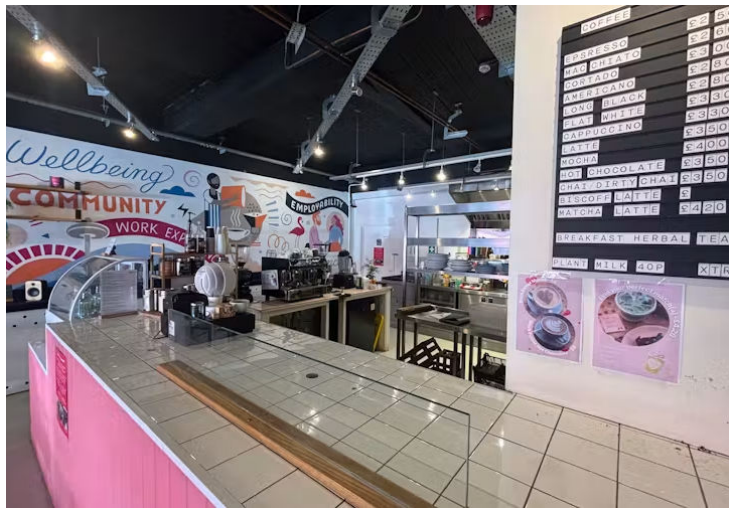


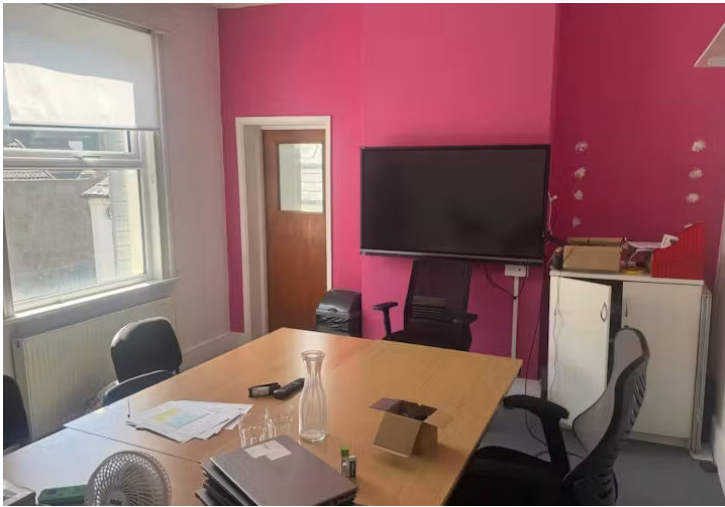
Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



James Hawley
01273 672999 | 07935 901 877
james@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)

5-7 Preston Road
BRIGHTON
BN1 4QE

Energy rating

C

Valid until:

26 March 2027

Certificate number:

0560-0433-2179-4527-7002

Property type

B1 Offices and Workshop businesses

Total floor area

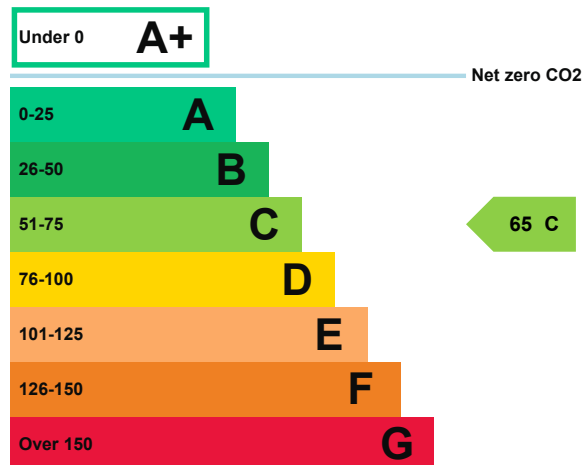
312 square metres

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 C.



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

24 A

If typical of the existing stock

71 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	37.97
Primary energy use (kWh/m ² per year)	222

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0794-2472-7540-5100-6303\)](/energy-certificate/0794-2472-7540-5100-6303).

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	Laurence Powell
Telephone	07925768008
Email	epc@commercial-epc-quote.co.uk

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/011531
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Easy EPC
Employer address	12 Albion Street
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 March 2017
Date of certificate	27 March 2017

