

FREEHOLD RESTAURANT/OFFICE/DEVELOPMENT INVESTMENT

1,484 sq. ft (137.93 sq. m)



Your Sussex Property Expert



13 Prince Albert Street, Brighton, BN1 1HE

- Prime Lanes location
- Ground & basement let currently at £41,000 pa until 2034
- First & second floors are currently vacant – lapsed planning permission for conversion to residential
- First & second floors available to let
- Grade II Listed

Commercial & Residential Property throughout Sussex

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LOCATION

The City of Brighton & Hove forms part of the largest conurbation on the South Coast, approximately fifty miles to the south of London via the A23/M23 corridor. Brighton & Hove has an immediate population of 285,000 and a catchment population of 400,000 within the surrounding areas. Prince Albert Street is situated in the famous Lanes district, close to Meeting House Lane and the premier shopping thoroughfare of East Street with its selection of boutique shops.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 1HE.

DESCRIPTION

The ground and basement floors are let to Shogun Brighton Ltd who have been trading since 2014 within the building. The lease benefits from a guarantor in place, rent reviews in February 2027, 2030 and 2033. There is also a tenant break clause in May 2028.

The offices on the first and second floors are currently vacant and are available to let on a term to be agreed. The offices benefit from a kitchenette, WC and excellent natural light. The building is Grade II listed.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Basement</i>	<i>240</i>	<i>22.34</i>
<i>Ground Floor</i>	<i>404</i>	<i>37.51</i>
<i>First Floor</i>	<i>454</i>	<i>42.16</i>
<i>Second Floor</i>	<i>386</i>	<i>35.92</i>
Total Accommodation	1,484	137.93

TENURE

The property is available to purchase on a freehold basis, subject to the existing tenancy. The self-contained offices are also available to let on a new lease for a term to be agreed.

GUIDE PRICE

Sale - Offers are invited in the region of £795,000.
Rent - £18,000 per annum.

VAT

VAT is not applicable.

USE / PLANNING

We understand the premises fall within the use class 'E'. A buyer or tenant are to make their own enquiries to ensure they satisfy their own checks/use. A certificate of lawfulness is available regarding Restaurant Use on the ground and basement floors.

There is also a former elapsed planning consent on the upper parts under BH2017/00063 Planning Application reference for - Conversion of first and second floor offices (B1) to three-bedroom residential unit (C3) with internal alterations to layout and associated works determined in January 2017. Plans are available in relation to the elapsed planning consent.

ENERGY PERFORMANCE CERTIFICATE

Ground & Basement - EPC rating of D-78.
First & Second - EPC rating of D-84.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.



James Hamblyn
01273 627 411
james.hamblyn@oakleyproperty.com



Steven Harvey
01273 054 583
steven@oakleyproperty.com

www.oakleyproperty.com

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All images, maps, plans and boundaries are for reference purposes and not to scale.

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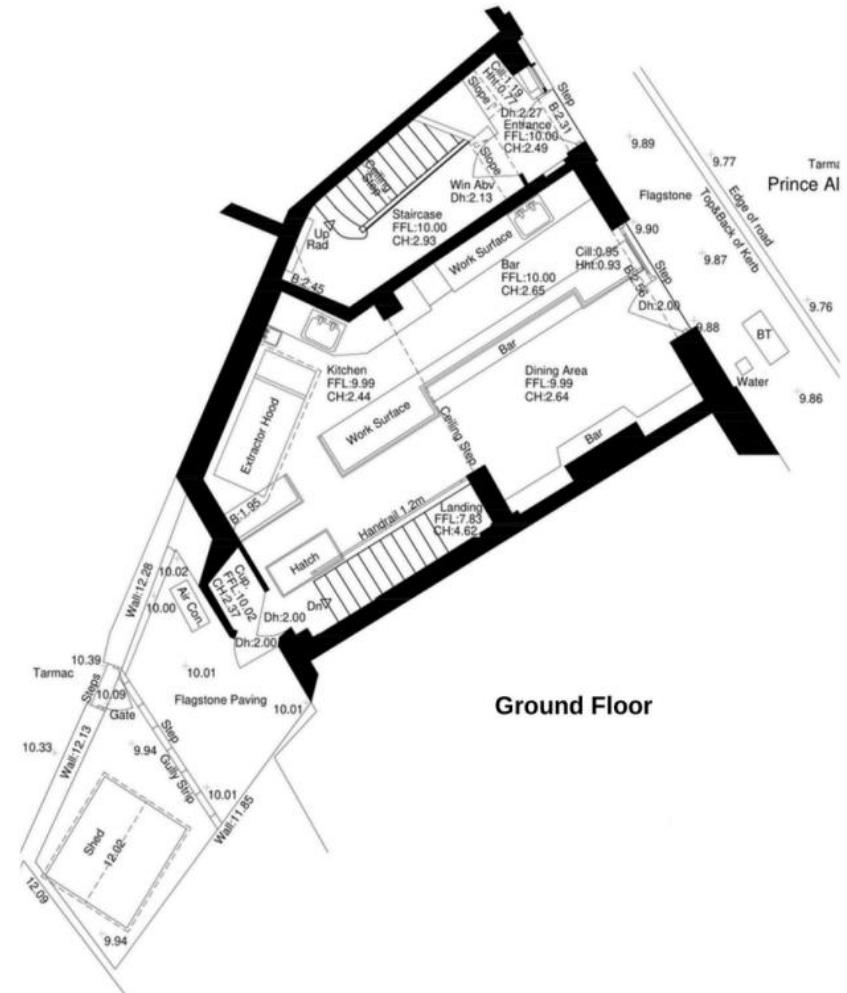
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EXISTING PLANS:



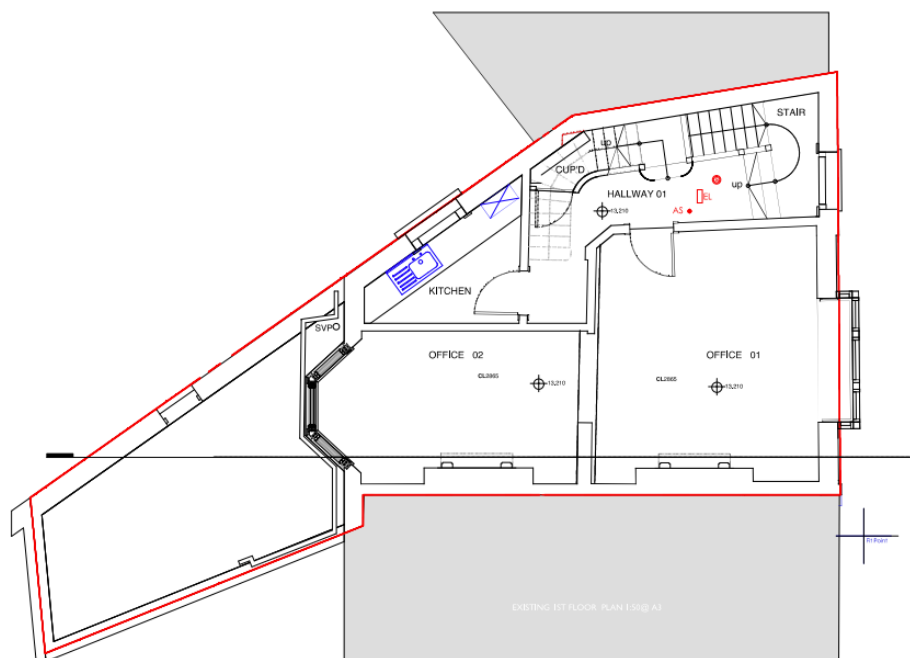
Lower Ground



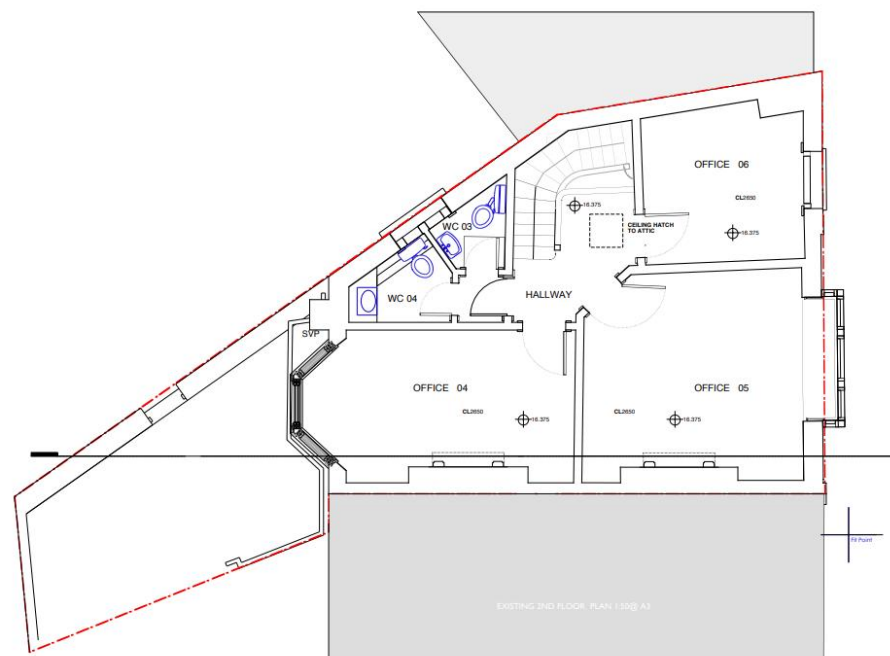
Ground Floor

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First Floor



Second Floor

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