

MIXED USE INVESTMENT FOR SALE

1,243 sq. ft (115.49 sq. m)



Oakley

Your Sussex Property Expert



FOR SALE

4 Trafalgar Street, Brighton BN1 4EQ

- Freehold investment in popular North Laine location
- Ground floor retail unit
- Two bedroom flat currently let
- Income producing
- Redevelopment opportunity (subject to planning)

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LOCATION

Brighton is an attractive city and the commercial hub of the south east of England. Trafalgar Street forms part of the North Laine area, home to an internationally renowned eclectic mix of independent retailers together with several national retailers such as Wagamama, Starbucks, Gourmet Burger Kitchen and Bill's. Brighton train station is a short walk away, as is the seafront with its wealth of leisure attractions, including the Brighton Pier.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 4EQ

DESCRIPTION

This three storey property forms part of a Georgian terrace with central bay windows and painted brick elevations under a flat roof. The property comprises a ground floor retail unit with 1st floor office to the rear. Above the retail unit, accessed via a separate pedestrian door, is a maisonette flat, currently configured to provide a double bedroom, small second room, living room, kitchen, bathroom and WC. The flat is presented in fair decorative order.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Ground floor retail (NIA)	464	43.12
First floor office (NIA)	83	7.71
Residential flat, over 1 st and 2 nd Floor (GIA)	696	64.66
Total Accommodation	1,243	115.49

TENURE

The premises are available to purchase on a freehold basis.

TENANCY

The flat is currently let on a rolling 1 month tenancy agreement at a rental of £14,400 per annum.

GUIDE PRICE

Offers are invited in the region of £375,000.

VAT

VAT is not applicable on the asking price.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

ENERGY PERFORMANCE CERTIFICATE

The maisonette has an EPC rating of E. The ground floor retail is TBC.

BUSINESS RATES

The Rateable Value for the financial year 2026-2027 provided by the Valuation Office Agency www.voa.gov.uk is £8,600 for the property.

For more information on Rates Payable, and the various multipliers now available, please see: [Estimate your business rates - GOV.UK](https://www.gov.uk/guidance/estimate-your-business-rates)

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.

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



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

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