

8 – 9 Ship Street,
Brighton
BN1 1AZ

**CENTRAL BRIGHTON
FREEHOLD**

Close to all the facilities of Central
Brighton and adjacent to the Hotel Du
Vin

5,396 SQ FT (501.4 SQ M)
IPMS 3 - OFFICE

Car park for 18 cars

For Sale

Vacant Possession

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Location

Ship Street is a central location within the popular Brighton Lanes. Ship Street and the surrounding streets comprise a mix of commercial, retail, hotel and residential use.

At the southern end of Ship Street is Brighton seafront. Immediately to the south of 8-9 Ship Street is the Hotel Du Vin.

The property is close to all the facilities of central Brighton including The Lanes, Churchill Square Shopping Centre and the seafront.

Brighton has recently been projected as having the 6th largest growing economy in the UK over the next 10 years.

Brighton railways station is a short walk away. There are 8 fast trains an hour in to central London (53-60 minutes).

Amenities

- Potential for development (STP)
- Freehold opportunity
- Generous car parking
- Central location

Description

The property is currently used as offices but would suit other uses subject to planning.

The space is arranged over ground to second floors with a basement storage area.

At the rear of the property is a car park with 18 spaces. There is also an annex office within the car park providing first floor office space and undercroft parking.

Ground to 2nd floors are currently arranged as office space and the basement used for file storage.

The entrance to the offices and to the parking is off Ship Street.

Number 8 is Grade II listed for its special architectural / historic interest, specifically of the external of the building.

More information can be seen at:

<https://historicengland.org.uk/listing/the-list/list-entry/1380907>

EPC



Accommodation

	sq ft	sq m
Basement Store	294	27.4
Ground Floor Offices	1,305	121.3
First Floor Offices	1,760	163.5
First Floor Rear (8a)	589	54.7
Second Floor	1,448	134.5
Total Floor Area	5,396	501.4

Offers

Offers invited for the freehold interest with vacant possession.

Guide price £1,700,000

VAT

The property has been elected for VAT.

Rates

The Rateable Value for the premises is £70,500 (2010 list).

Other Income

Malmaison Hotel du Vin Property Holdings Ltd, to the south and Unique Pub Properties Ltd to the north both have the benefit of a right of way for fire escape purposes.

Malmaison Hotel du Vin Property Holdings Ltd currently pay £2,914 per annum.

Unique Pub Properties Ltd currently pay £4,210 per annum

Both expire 13th July 2016.

Asbestos

An asbestos report is available upon request.

Disclosure

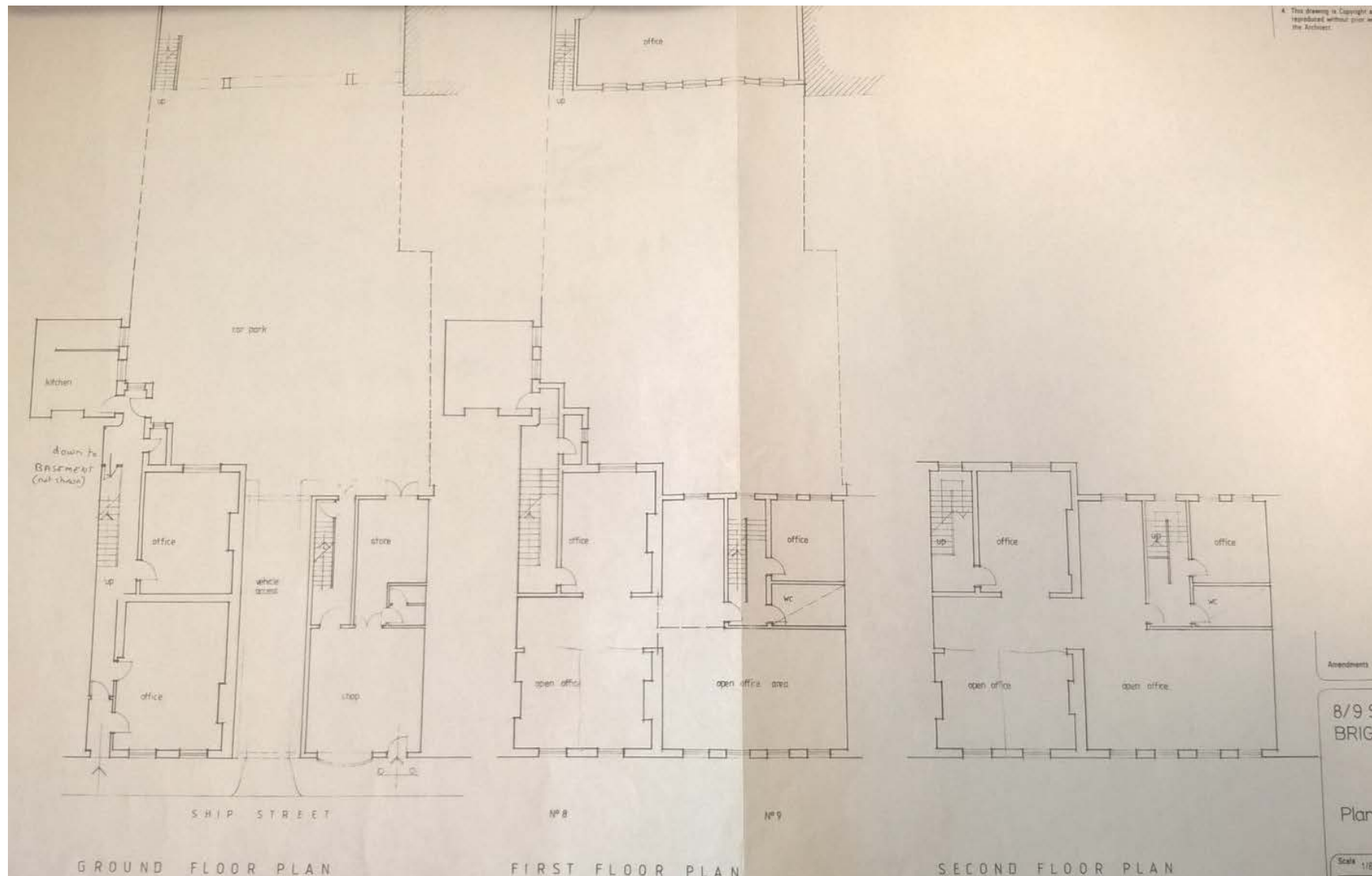
Section 21 of the Estate Agents Act 1979 - one director of the vendor company is connected to Stiles Harold Williams.

Viewing

For further information, email details or to arrange an inspection, please contact sole agents:

Emma Hards 01273 876203 Email: ehards@shw.co.uk or Peter Coldbreath 01293 441300 Email: pcoldbreath@shw.co.uk

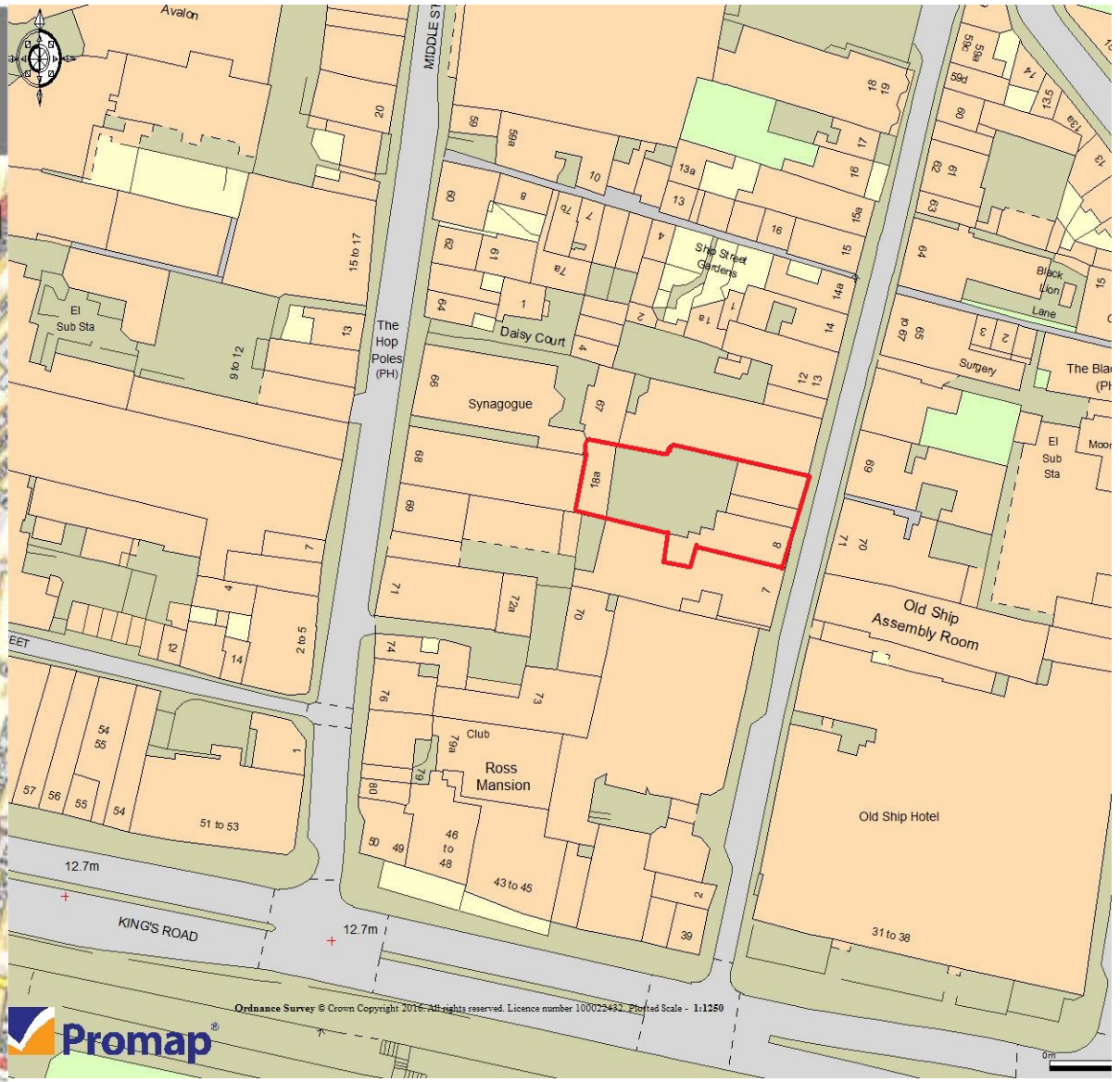
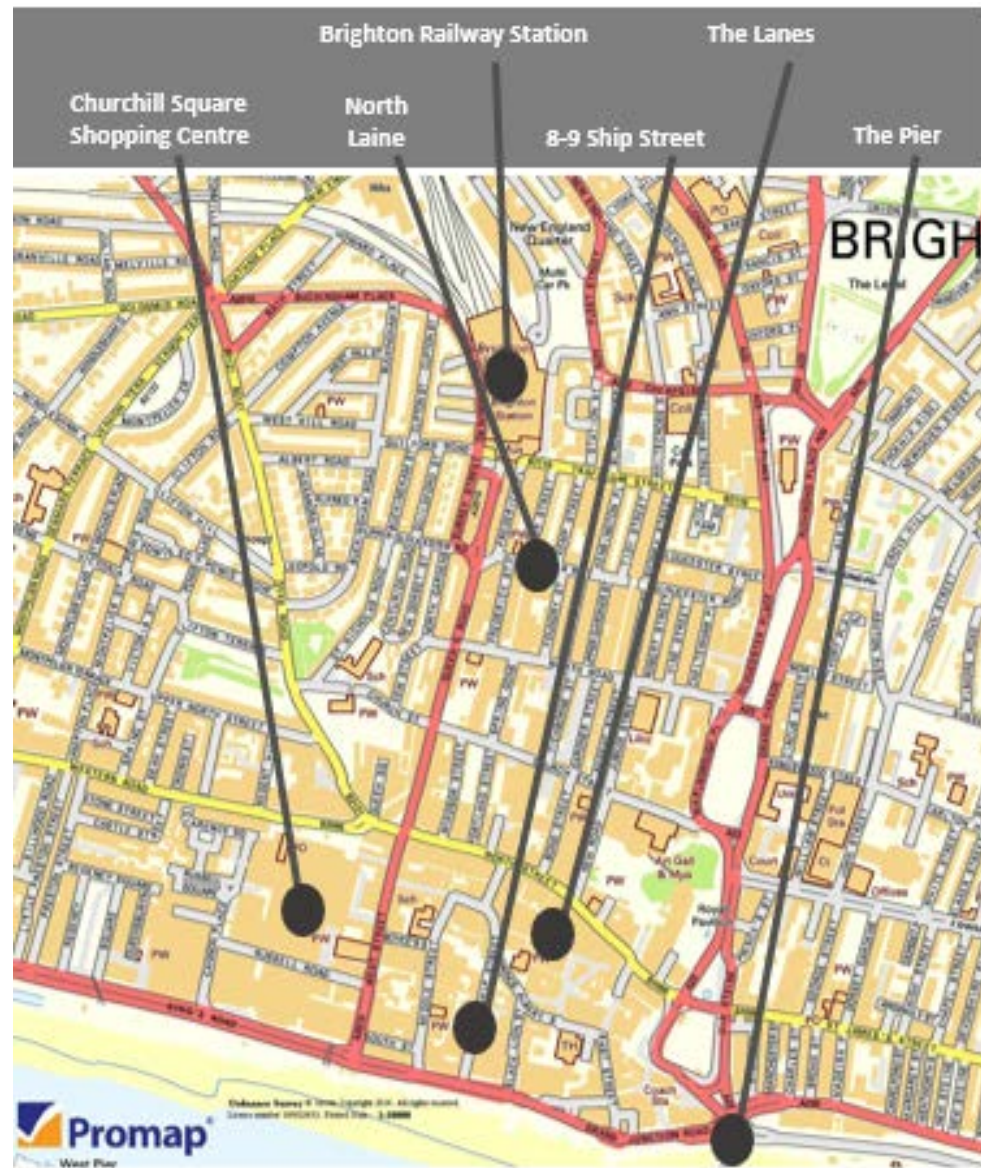
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