



FREEHOLD RETAIL INVESTMENT FOR SALE

KEY FEATURES

- Grade II Listed Building
- High Footfall Location
- Tenant in occupation since 1989
- Close to the Lanes and Old Stiene

LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

6 Castle Square is prominently located on the eastern end of North Street, close to the roundabout leading to East Street, a popular Lanes location, and The Old Steine.

Nearby occupiers include Be at One, H&T Pawnbrokers, Fitz Regent, KHF, Good News, Toast & Toss, COS, Hobbs, Boss Mens Wear, Pret a Manger, Lush, Charlotte Tilbury and the White Company.

A location plan and street view can be viewed online through Google Maps by entering the postcode BN1 1EG.

DESCRIPTION

The property comprises a prominent retail unit currently trading as Gunns Florists. It features a ground-floor open-plan sales area, first, second and third floors. The main sales area features a large window frontage with spot lighting, and to the rear is a WC and a small kitchenette area.

The first floor comprises a large walk-in fridge at the top of the stairs and a sink next to the stairs leading to the second floor.

The second features a large worksurface and sink area, while the third floor is mainly used for storage and has another WC.

TENURE

Freehold subject to tenancy.



ACCOMMODATION

	sqft	sq m
Ground Floor	143	13.3
First Floor	99	9.2
Second Floor	107	9.9
Third Floor	72	6.7
Total Floor Area	420	39.1

TENANCY

An FRI lease for a term of 10 years dated 7 November 2025. Passing rent £11,500 per annum exclusive, the lease expires 7 November 2035.

PRICE

Offers in the region of £275,000.

BUSINESS RATES

6 Castle Square: Rateable Value £8,100
UBR 49.9 p (Apr 2025/26).

EPC

The EPC can be produced upon request.

VAT

We are advised that the property is not elected for VAT.

LEGAL COSTS

Each side will be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.



CONTACT US

To book a viewing or receive further information, please get in touch.



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