

# CITY CENTRE PERIOD BUILDING FREEHOLD FOR SALE



**5/5A NEW ROAD**

**BRIGHTON BN1 1UF**



**GRAVES  
SON &  
PILCHER**

01273 321123 so@gsp.uk.com gsp.uk.com

## Location

Situated in the historic city centre of Brighton amongst vibrant public realm and at the heart of the cultural quarter. New Road is a wide shared thoroughfare which links the Royal Pavilion Estate, the Brighton Dome Arts and Museum complex, and numerous other entertainment, theatre, restaurant and hospitality venues. The property overlooks the Royal Pavilion gardens and forms part of a substantial frontage of period buildings which include the Theatre Royal. There are extensive bus services close by in North Street, and the property is within walking distance of The Lanes, Churchill Square, seafront, railway station, car parks and numerous other amenities of the city centre.

## Description

A rare opportunity to acquire an entire freehold Grade II listed period building in the city centre of Brighton presently arranged as retail with storage on ground and lower ground floors, and self contained offices on first/second/third floors. A programme of external maintenance and redecoration has recently been completed. The offices have also been refurbished and redecorated internally. There may be potential for residential conversion, subject to obtaining any necessary consents.

5 NEW ROAD		Rateable Value	£20,500
Ground Floor	Retail sales area and rear rooms, in all	815 ft <sup>2</sup>	76 m <sup>2</sup>
Lower Ground Floor	Presently used for storage / ancillary WCs	372 ft <sup>2</sup>	34 m <sup>2</sup>
Total Floor Area		1,187 ft <sup>2</sup>	110 m <sup>2</sup>

LET to 3 individuals, t/a Edwards & Hope, on an effective full repairing and insuring lease for a term expiring 17 August 2026 at a present rental of £25,750 pa ex, subject to a rent review at 17 August 2024.

5A NEW ROAD		Rateable Value	£14,250
First Floor	2 interconnecting offices WC	346 ft <sup>2</sup>	32 m <sup>2</sup>
Second Floor	2 interconnecting offices WC	357 ft <sup>2</sup>	33 m <sup>2</sup>
Third Floor	2 interconnecting offices Kitchen	399 ft <sup>2</sup>	37 m <sup>2</sup>
Total Floor Area		1,102 ft <sup>2</sup>	102 m <sup>2</sup>

VACANT POSSESSION

### EPC Rating

Entire Property: 117 E

Amenities and services not tested  
Measurements are approximate



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## Terms

**OFFERS** are invited in the region of **£900,000** for the benefit of the **FREEHOLD INTEREST** (subject to the existing tenancy).

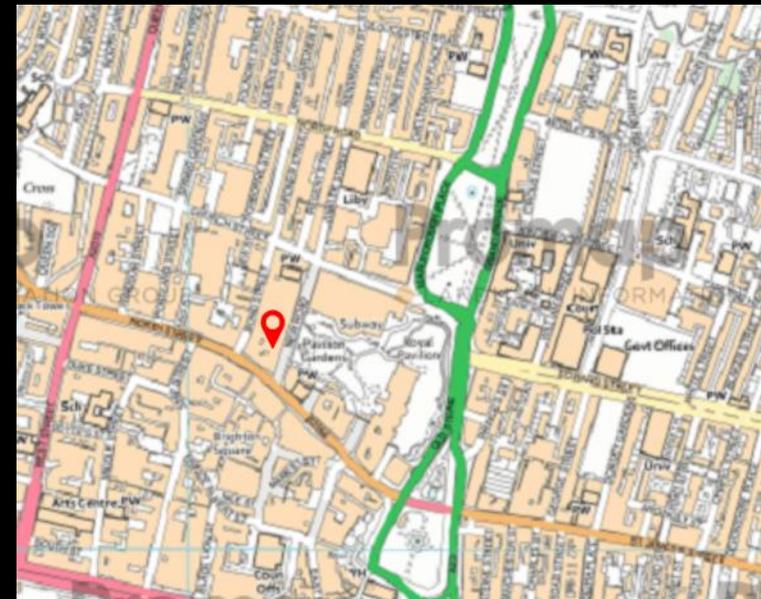
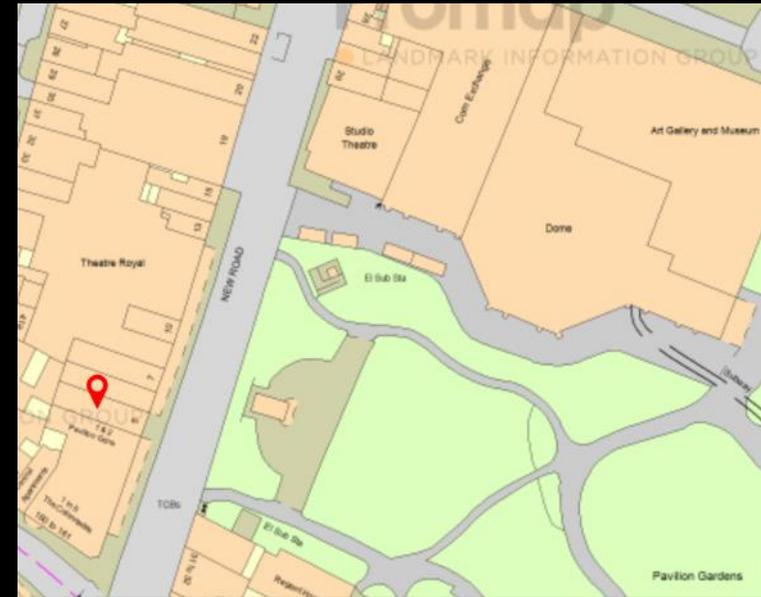
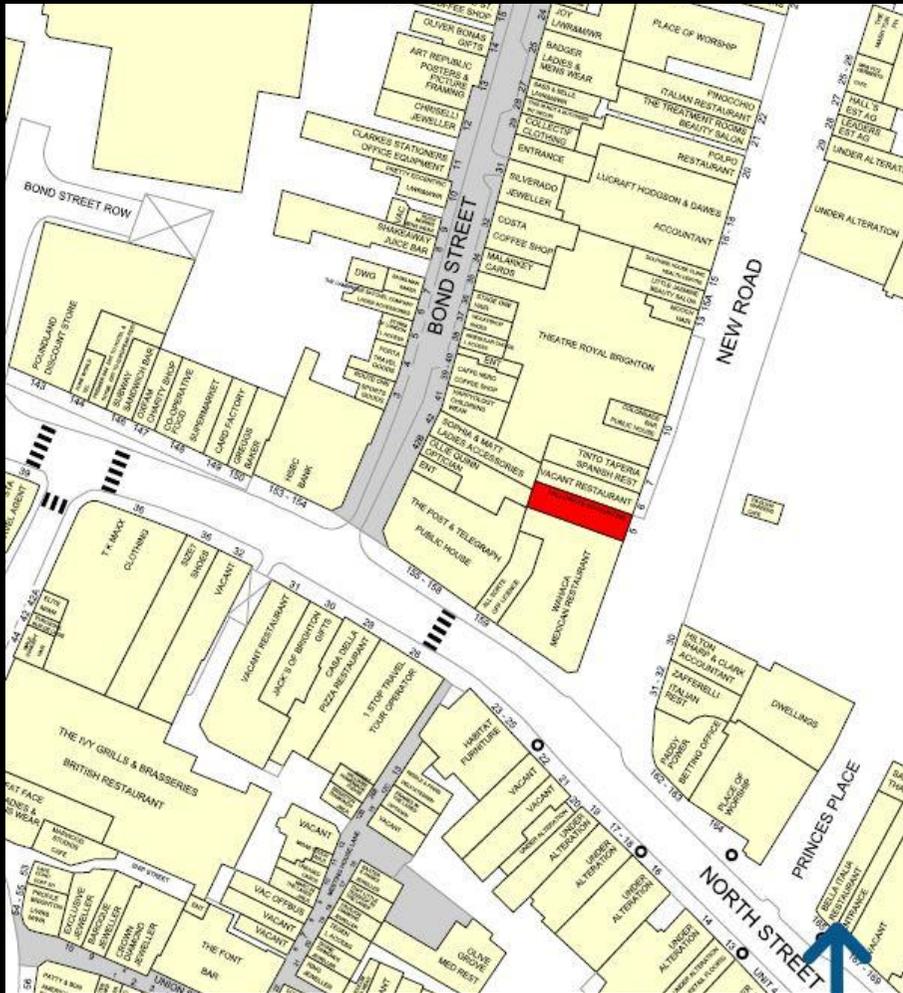
VAT will not be chargeable on the sale.

Viewing by strict appointment with sole selling agent

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