



**CITY CENTRE FREEHOLD INVESTMENT
FOR SALE
E CLASS UNIT AND MAISONETTE
12 PRINCE ALBERT STREET BRIGHTON BN1 1HE**



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.

12 Prince Albert Street is situated on the western side of this main thoroughfare in the city centre close to The Lanes with the seafront a few minutes walk.

Nearby occupiers include Shogun Ramen, Workshop, Doc Martens, 64 Degrees, Bohemia, Zizzi's, Ask, Food For Friends and Lucy & Yak.

The Lanes NCP car park is 2mins (150m). Brighton station is 0.6 miles (13 mins) with regular services to London Bridge and Victoria (54 mins journey time). Churchill Square Shopping Centre is 5 mins walk (300m).

DESCRIPTION

12 Prince Albert Street comprises a vacant commercial unit with ground floor sales area. Internal staircase leading to lower ground floor arranged as two storage rooms and rear W.C.

The first and second floors comprise a self-contained maisonette comprising two bedrooms, living room, bathroom, kitchen, W.C.

ACCOMMODATION

Ground Floor	318 sq ft	29.5 sq m
Lower Ground	328 sq ft	30.5 sq m
Total	646 sq ft	60 sq m
First & Second Floors	1,065 sq ft	99 sq m

All areas net internal





TENURE

Freehold subject to a long lease on the first and second floors for 99 years from 24th June 1987, 63 years unexpired.

PRICE.

Price and terms on application

TENANCY

The maisonette is let on an AST at £1,250 per calendar month. The current tenant has been in occupation since 15th March 2019.

VAT

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

BUSINESS RATES

RV £24,750 Apr 2024/25 @49.9p in the £.

COUNCIL TAX

Band C. Apr 2024/25 £1,825.97.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

Ground floor & lower ground floor:
Certificate No: 6833-6748-5081-1407-8393
The energy efficiency rating for this property is D 89, expiry 30th January 2033.

First & second floor maisonette:
Certificate No: 2418-4090-6249-6040-7220.
The energy efficiency rating for this property is D 66 expiry 28 January 2030.





VIEWING AND FURTHER INFO



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