

Best offers  
invited  
by  
3pm Friday 19th November 2021



**TO LET**

**Yard Space next to 62 Beaconsfield Road  
Brighton, East Sussex BN1 4QJ**



## Key Features

- Highly visible roadside location
- Y-shaped open storage / parking
- Suitable for a variety of uses (STNC)
- Rarely available within Brighton city centre
- Rent £55,000 per annum exclusive
- Various structures incorporated which can remain by negotiation



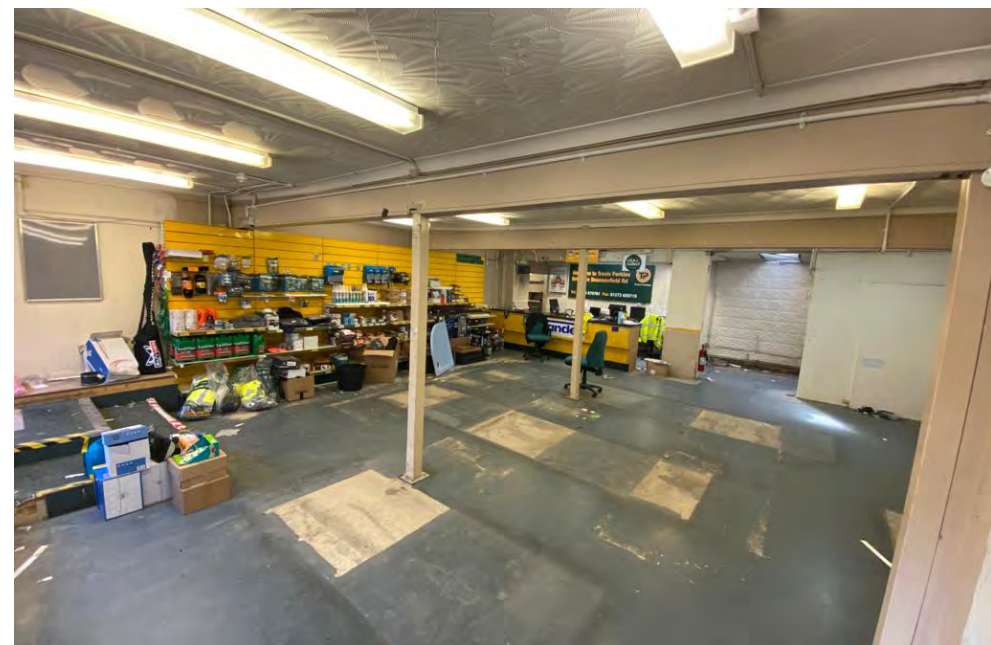
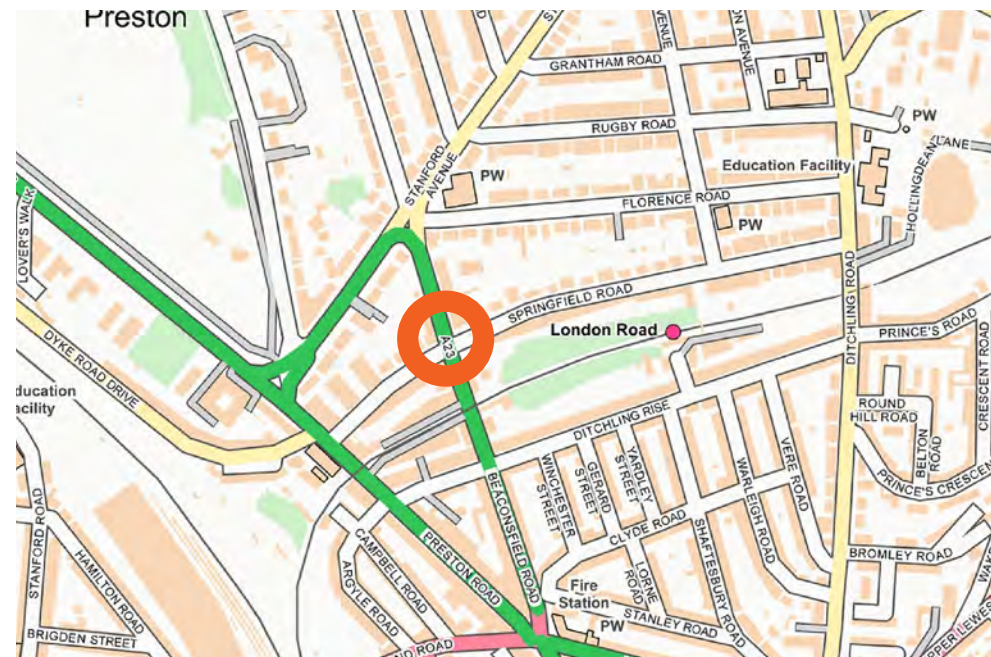


# Yard Space next to 62 Beaconsfield Road Brighton, East Sussex BN1 4QJ

## Location

The property is located on Beaconsfield Road which forms part of the A23 London Road - one of the main roads into Brighton city centre. The site is located approximately 1 mile north of Brighton city centre.

London Road station is located 250 metres to the east whilst Brighton station is approx 0.7 miles to the south.





## Description & Accommodation

The property comprises a Y-shaped strip of land suitable for a variety of uses. The site fronts onto Beaconsfield Road with secure double gated entrance.

Unit	Type	Sq m	Sq ft
South west under arch	Showroom / retail	143.13	1,541
Under arch store	Store	97.90	1,054
Drive thru store south of railway line	Store	126.26	1,359
Basic store north of railway line	Store	25.93	279
Enclosed under arch space	Store	170.50	1,835
<b>TOTAL</b>		<b>563.71</b>	<b>6,068</b>
Additional yard	Open storage / parking	814.21	8,764
<b>TOAL SPACE</b>		<b>1,277.92</b>	<b>14,832</b>





## Existing buildings

There are various sized structures constructed within the yard space, which include showroom / retail unit and 3 basic construction industrial / warehouse units.

These can remain or be removed, by negotiation.

## Rateable Value

Rateable value 2017 rating list: £28,250

A re-calculation may be required depending on whether the structures remain or are removed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## EPC

Showroom - D (79)

It is believed that the associated structures within the land do not require a separate EPC.





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## Planning

We understand that the premises benefit from Class B8, storage and distribution' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let on a new lease for a term to be agreed and at a commencing rent of £55,000 per annum exclusive of other outgoings.

## Legal Fees

A contribution from the ingoing tenant to the landlord's legal fees will be required.

## VAT

Rents and prices are quoted exclusive of, but is currently payable.



## Further Information

Please contact the sole agents Flude Property Consultants:

**Alex Roberts**  
[a.roberts@flude.com](mailto:a.roberts@flude.com)  
01273 727070

**Aaron Lees**  
[a.lees@flude.com](mailto:a.lees@flude.com)  
01273 727070

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

October 2021



Pavilion View  
19 New Road  
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BN1 1UF

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To whom it concerns

**Subject to Contract**

Dear Sirs

**Yard next to and to the rear of 62 Beaconsfield Road, Brighton, BN1 4QJ**

**Best offers by 3pm Friday 19<sup>th</sup> November 2021**

Parties interested in the above property are invited to submit their **best offer** to lease the premises by no later than **3pm Friday 19<sup>th</sup> November 2021**

**Detail of your offer**

Your offer should be submitted in writing and confirm the following points:

1. Confirm entity taking the lease
2. Lease term – X years
3. Confirm lease is to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954
4. Full, repairing and insuring lease
5. Any associated tenant breaks required
6. Your rental offer per annum in £ sterling
7. Confirmation of rent review patterns and on what basis
8. There is a deposit payable to be confirmed subject to references / accounts for the lease name
9. Detailed description of the proposed use for the premises. NB – waste transfer use (or associated uses) is prohibited.
10. Confirmation whether the entity requires the ability to assign / sub – let the whole / part of the premises. It is unlikely that our client will consider sub-letting in part, apart from in exceptional circumstances.
11. Timeframe for completing the lease (the premises is available from 10<sup>th</sup> December 2021)
12. Expected handover i.e. existing structures to remain or be removed.
13. Lessee's solicitor details.

14. Confirmation the tenant will cover the landlord's legal fees to the sum of:

- £395 plus VAT – Tenancy

- £350 plus VAT – Licence to Alter (if required)

15. All conditions to which your offer is subject.



Your offer should be submitted, and received by, Flude Property Consultants (Brighton) by no later than **3pm Friday 19<sup>th</sup> November 2021**. Following which all offers will be reported to our client for their consideration. We will then revert to bidders as instructions are received from our client.

Offers should be submitted in writing and can be delivered by hand, post or email ([fludeproperty@flude.com](mailto:fludeproperty@flude.com)). It is the responsibility of the offering party to ensure that the offer is received by Flude Property Consultants by the offer deadline. Flude Property Consultants accept no responsibility for delays / problems with the post, technology etc.

Please note that our client is not bound to accept the highest offer or indeed any offer and retains the right to continue marketing the property.

Yours faithfully

**Flude Property Consultants**