



FOR SALE

28-29 Richmond Place
Brighton, East Sussex BN2 9NA



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Key Features

- Attractive, unique city centre building
- Currently in office use
- Prior approval consent granted to convert to 3 new residential units
- Potential to return to planning with a more ambitious residential scheme
- Suit an office occupier, investor or residential developer
- Currently leased to Werk Hubs Ltd at £47,400 per annum with rolling mutual break option on 12 months notice
- Freehold interest for sale with offers in excess of £1,000,000





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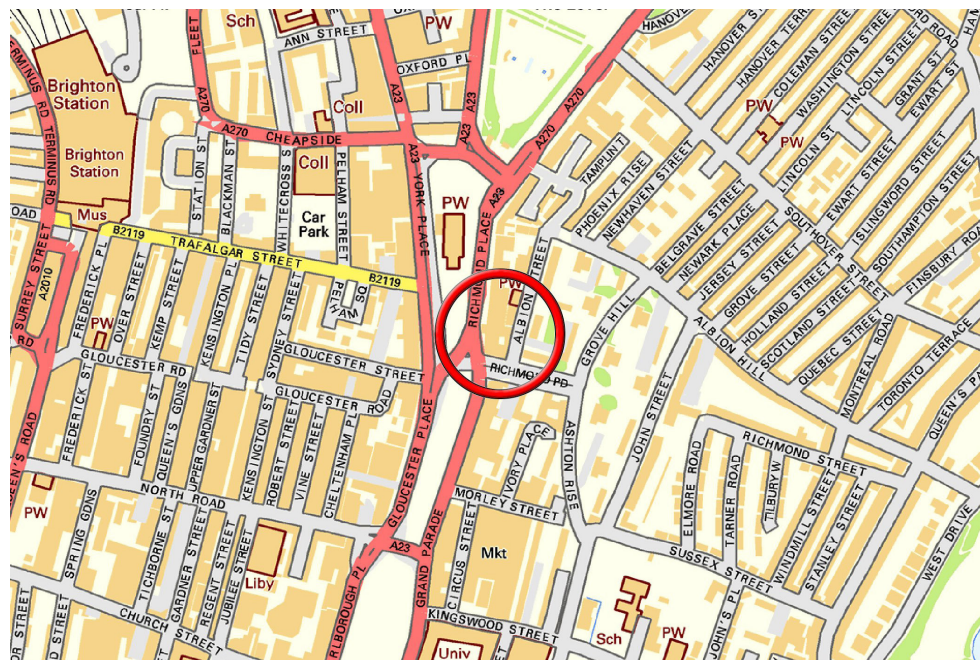
Location & Situation

The property is located in central Brighton opposite St Peter's Church and St Peter's Church Plaza. The Plaza forms part of Valley Gardens, which have been subject to an £11 million investment to improve the open spaces and transport links between St Peter's Church and The Old Steine. The property benefits from easy access to the A23 and the A270 Lewes Road.

The London Road shopping area is located within a couple of minutes' walk from the property providing a diverse array of local amenities.

Brighton Station lies within short walking distance to the west, whilst there are numerous bus services close by.

Brighton seafront and the famous Palace Pier are within 1km to the south.





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Description & Accommodation

The property comprises an attractive mid terraced period building located on Richmond Place.

The accommodation is arranged over basement, ground, first and second floors.

The property has the following approximate floor areas:

<u>Measurement basis</u>	<u>Net Internal</u>		<u>Gross Internal</u>	
Floor	Sq m	Sq ft	Sq m	Sq ft
Lower ground	60.21	648	103.50	1,114
Ground	117.72	1,267	126.01	1,356
First	61.22	659	79.80	859
Second	56.36	607	79.80	859
Total	295.51	3,181	389.11	4,188





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Rateable Value

Rateable Value 2017: £35,250.

NB - The VOA records indicate that the property has been removed from the rating list.

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

EPC

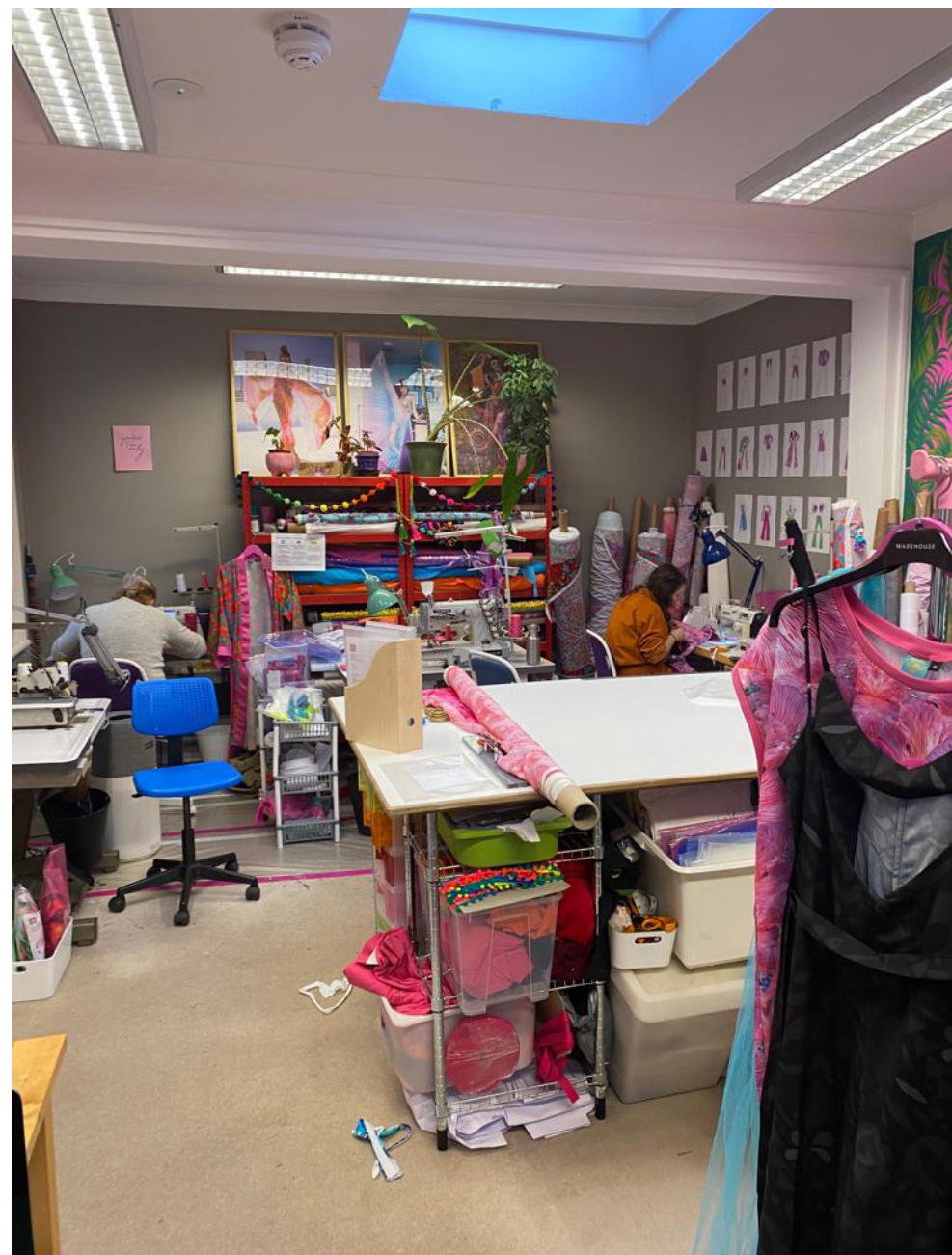
TBC.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

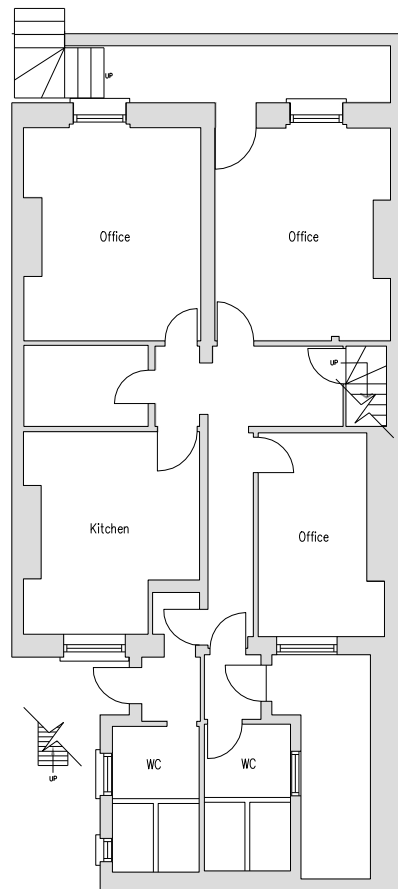
In September 2021 Prior Approval was given by Brighton Council to change the use of the property from office to residential to form 3 flats with basement storage. The planning ref is BH2021/02698. Copies of the plans are attached.

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

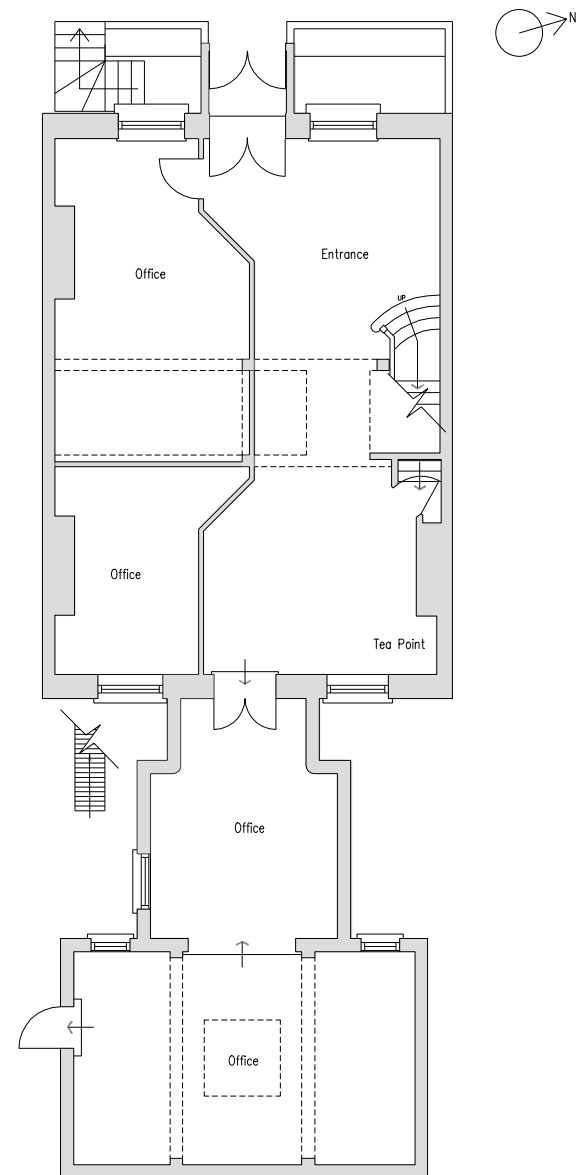




EXISTING FLOOR PLANS - For identification purposes only



LOWER GROUND



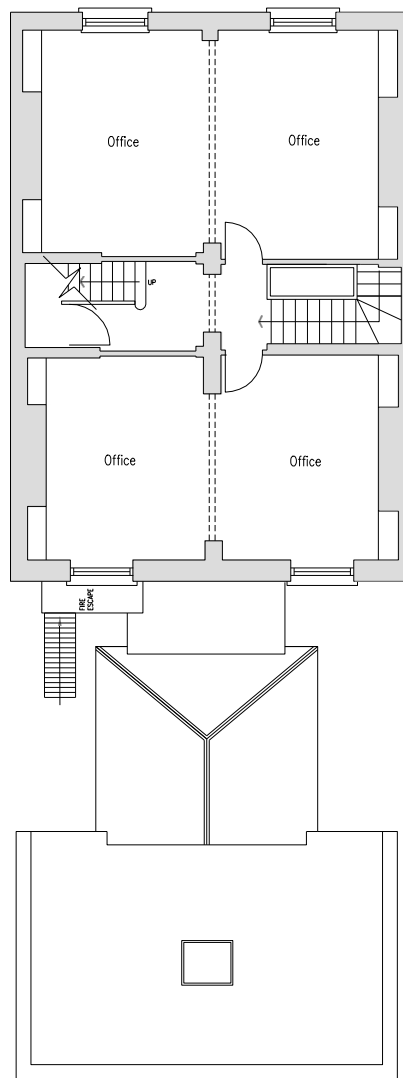
GROUND

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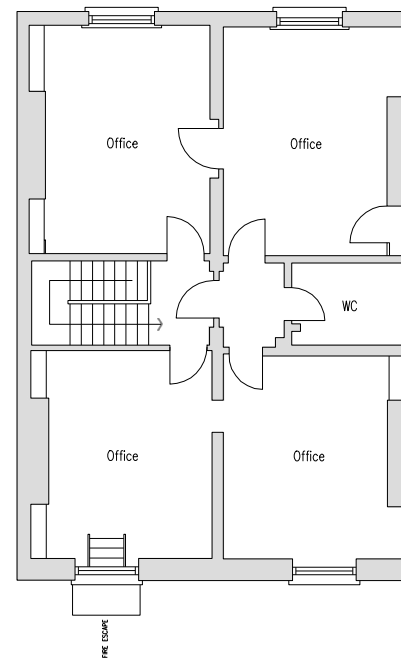
(Scale 1:100)



EXISTING FLOOR PLANS - For identification purposes only



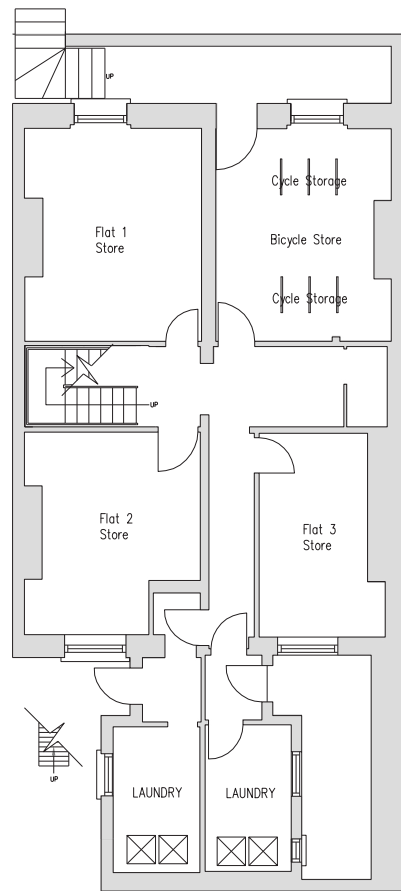
FIRST



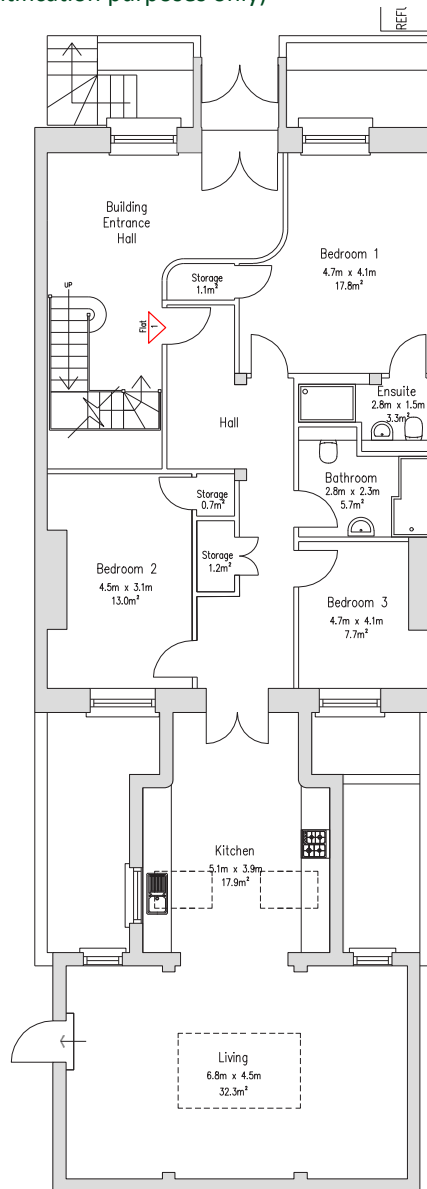
SECOND



FLOOR PLANS - Showing approval conversion to residential (For identification purposes only)



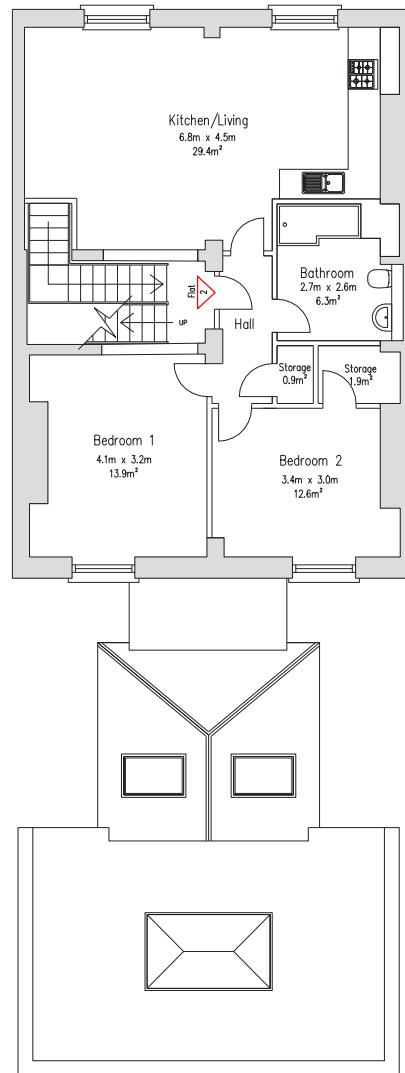
LOWER GROUND



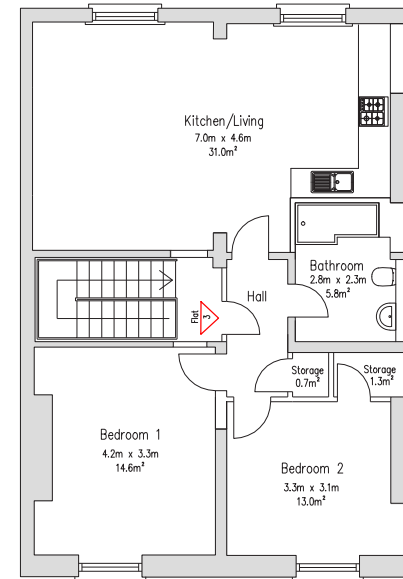
GROUND



FLOOR PLANS - Showing approval conversion to residential (For identification purposes only)



FIRST



SECOND



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Tenure

Freehold. The property is subject to a lease to Werks Hubs Ltd for a term until 5th March 2027. The current rent is £47,400 per annum exclusive of other outgoings. The lease can be terminated by either landlord or tenant on 12 months notice.

A copy of the lease is available upon request.

Terms

For sale with offers invited in excess of £1,000,000 (one million pounds).

Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the agents at Flude Property Consultants:

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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.

January 2022

