



21A Bedford Square  
Brighton BN1 2PL

**FOR SALE**

## FREEHOLD FOR SALE

87.51 SQ M (942 SQ FT)

### Key Features:

- Freehold for sale
- Close to Brighton Beach
- Arranged over ground floor and basement
- Offers in excess of £200,000
- Viewing by appointment only





**21A Bedford Square**  
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## Location

The property occupies a corner position at the northern end of Bedford Square, at its junction with Sillwood Street, set back around 100 yards from Brighton Seafront and a similar distance to the south of the retail thoroughfare of Western Road. The area is predominantly residential, although it has several pubs.

## Accommodation

The property comprises a single storey building with a basement.

The property has the following approximate Net Internal Area NIA:

| Floor    | Sq Ft | Sq M  |
|----------|-------|-------|
| Ground   | 585   | 54.35 |
| Basement | 357   | 33.16 |
| Total    | 942   | 87.51 |

## EPC

We understand the property has an EPC rating of D (94)



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.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## 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.

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

## Terms

For Sale with offers invited in excess of £200,000.

The property is let on a 5 year lease from April 2025 at a rent of £16,000 per annum. The lease is within the Landlord and Tenant Act 1954.

## Business Rates

Rateable Value (2023): £11,000

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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