



**FOR SALE**

**15 Ship Street & 13 Ship Street Gardens  
Brighton, East Sussex BN1 1AD**



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## Key Features

- Rare opportunity to acquire a substantial period building located in the heart of the historic Lanes
- Suitable for a range of uses (offices / retail / leisure / medical)
- Long attractive return frontage to Ship Street Gardens
- Ground and lower ground floors to 15 Ship Street (393.50 sq m / 4,235 sq ft) in commercial use. Offered with vacant possession
- 13 Ship Street Gardens - comprising a self contained lock up shop and basement - let at £10,800 per annum
- For sale - Offers invited in the region of £1.3 Million







## Location

The south coast city of Brighton & Hove is 55 miles south of Central London, 50 miles east of Portsmouth and 25 miles west of Eastbourne. The city benefits from excellent transport infrastructure. The A23(M) provides access north, connecting with the A27 - which provides east / west access.

Brighton & Hove is one of the fastest growing conurbations in the country with a population increase of around 8.4% over the past decade and a 6.6% growth forecast by 2030.

The property is located within the historic Lanes district of Brighton, an established, vibrant and popular mixed use location in the heart of the city characterised by predominantly retail, leisure, residential and office uses. Nearby occupiers include Hotel du Vin, Walrus Pub and Projects.

Brighton Station is located 800 metres north. Churchill Square Shopping Centre is 300 metres west. Ship Street connects with the A259 Kings Road on the seafront approximately 150m to the south.





## Description & Accommodation

The property comprises an attractive Grade II listed building on a corner plot.

The main frontage is to Ship Street - one of the principal roads within The Lanes. The property also benefits from a substantial frontage to Ship Street Gardens - an attractive twitten connecting Ship Street and Middle Street to the west.

The upper parts comprise 8 self contained flats (all on long leases).

13 Ship Street Gardens comprises a self contained lock up shop over the ground and lower ground floors.

The ground and lower ground floors to 15 Ship Street comprise a large open area last used as a dental practice.

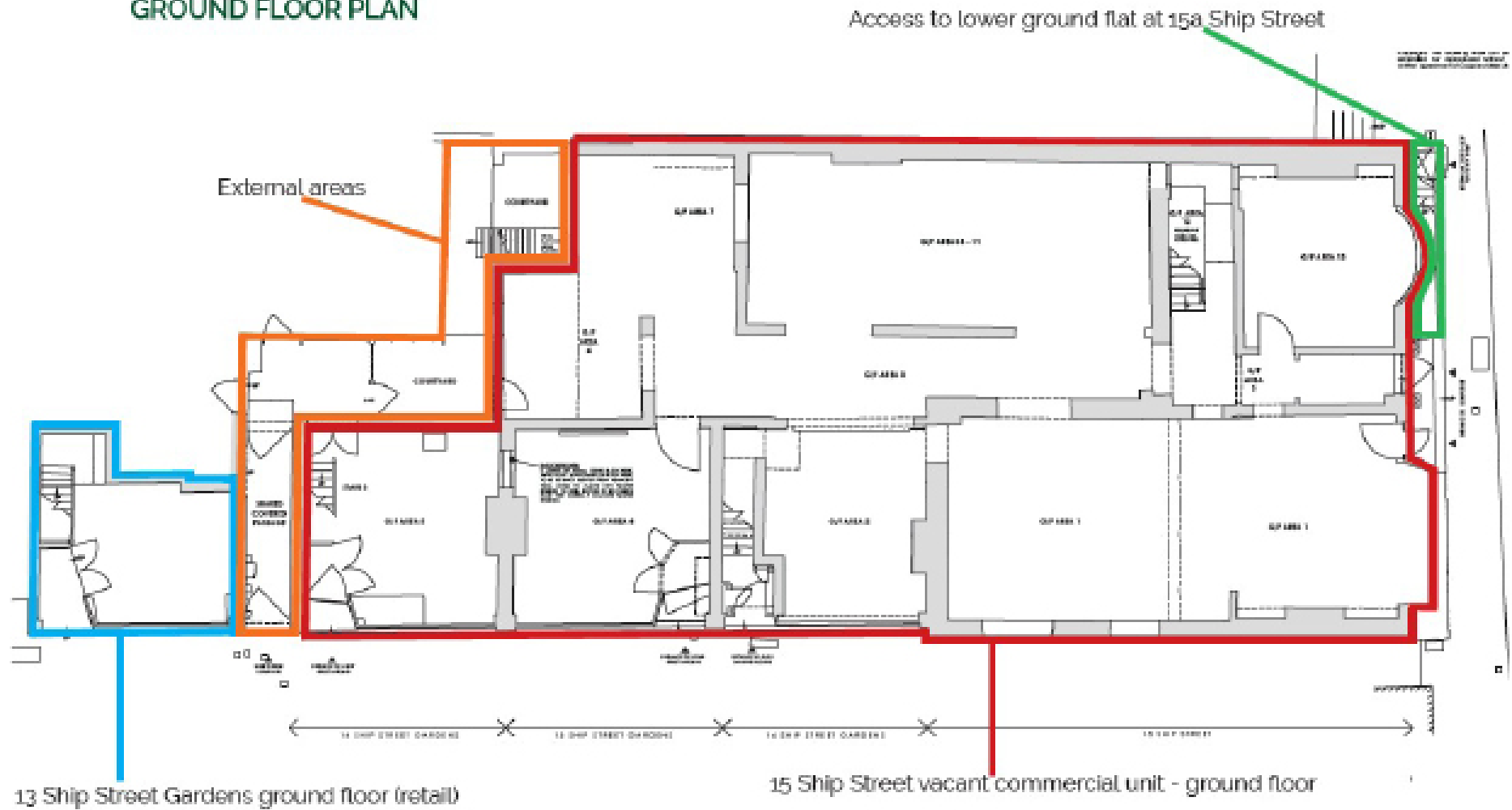
We have measured the property to comprise the following approximate Net Internal Areas:



Address	Floor	Description	Sq m	Sq ft	Notes
13 Ship Street Gardens	Ground	Retail	25.08	270	
13 Ship Street Gardens	Lower ground	Stores	17.56	189	
15 Ship Street	Ground	Commercial	263.19	2,833	
15 Ship Street	Lower ground	Commercial	141.21	1,520	
15A & 16 Ship Street	Lower ground, 1st & 2nd	Residential	n/a	n/a	8 flats on long leases
Total			447.05	4,812	

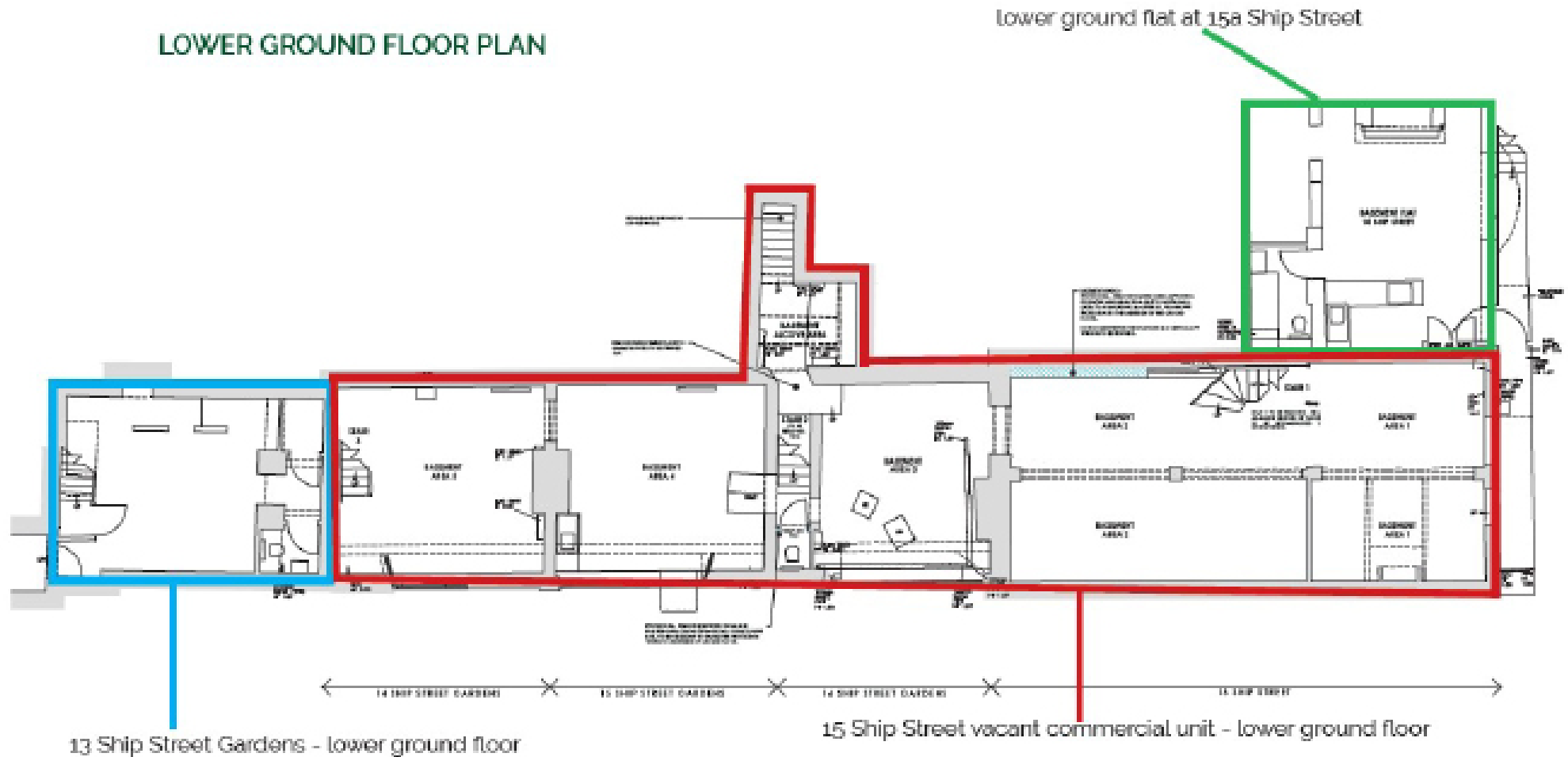


## GROUND FLOOR PLAN





## LOWER GROUND FLOOR PLAN





## Tenure

Freehold subject to the following:

Address	Floor	Tenant	Lease	Break Option	Passing rent/ERV
13 Ship Street Gardens	Ground & lower ground	She Said Limited	12 month licence		£10,800
15 Ship Street	Ground & lower ground	Vacant	Vacant	N/A	£75,000 (ERV)
15A Ship Street	Lower ground		Studio flat on separate long lease at peppercorn rent.	N/A	-
16 Ship Street	1st & 2nd	Various	Flats 2-6 and the maisonette on leases to 29.09.2186 at a peppercorn rent. Flat 1 on a lease from 28.09.1997 for a term of 99 years at a ground rent of £60 pa (doubling every 33 years)	N/A	£60





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## Planning

We 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.

The property is Grade II listed.

## Terms

The property is available by way of a freehold sale with offers invited in the region of £1,300,000.

## Business Rates

Rateable Value (2023): £55,500

## VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.

## 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.



## Viewings and Further Information

Please contact sole agents 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.

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.

