



**FOR SALE**

**12 Old Steine  
Brighton BN1 1EJ**





## Key Features

- City centre freehold investment for sale
- Historic Old Steine location in the centre of Brighton
- Views over The Royal Pavilion and Old Steine Gardens
- Within 250 metres of the seafront, Palace Pier and The Lanes
- Let to Brighton Language College Ltd on a full repairing and insuring lease for a term of 10 years from 2 July 2018. Expiring 1 July 2028
- Passing rent of £36,500 per annum (£13.67/sqft)
- July 2023 rent review not yet implemented
- Buildings & railings are Grade II listed
- Potential for alternative uses in the future

## Location

12 Old Steine is located in the heart of Brighton close to the junction with St James Street, overlooking The Royal Pavilion and Old Steine Gardens.

The seafront, Palace Pier, The Lanes and Brighton's main retail centre are near by.





## Description & Accommodation

The building comprises a mid terrace period building with accommodation arranged over four floors.

The lower ground floor benefits from a separate external access via a staircase from the pavement as well as access internally via the main stairwell. The lower ground floor also benefits from good natural light and access to a garden / courtyard area.

Both the ground and lower ground floors have access to a private twitten which runs to the rear of the Old Steine.

The property has the following approximate Net internal areas:

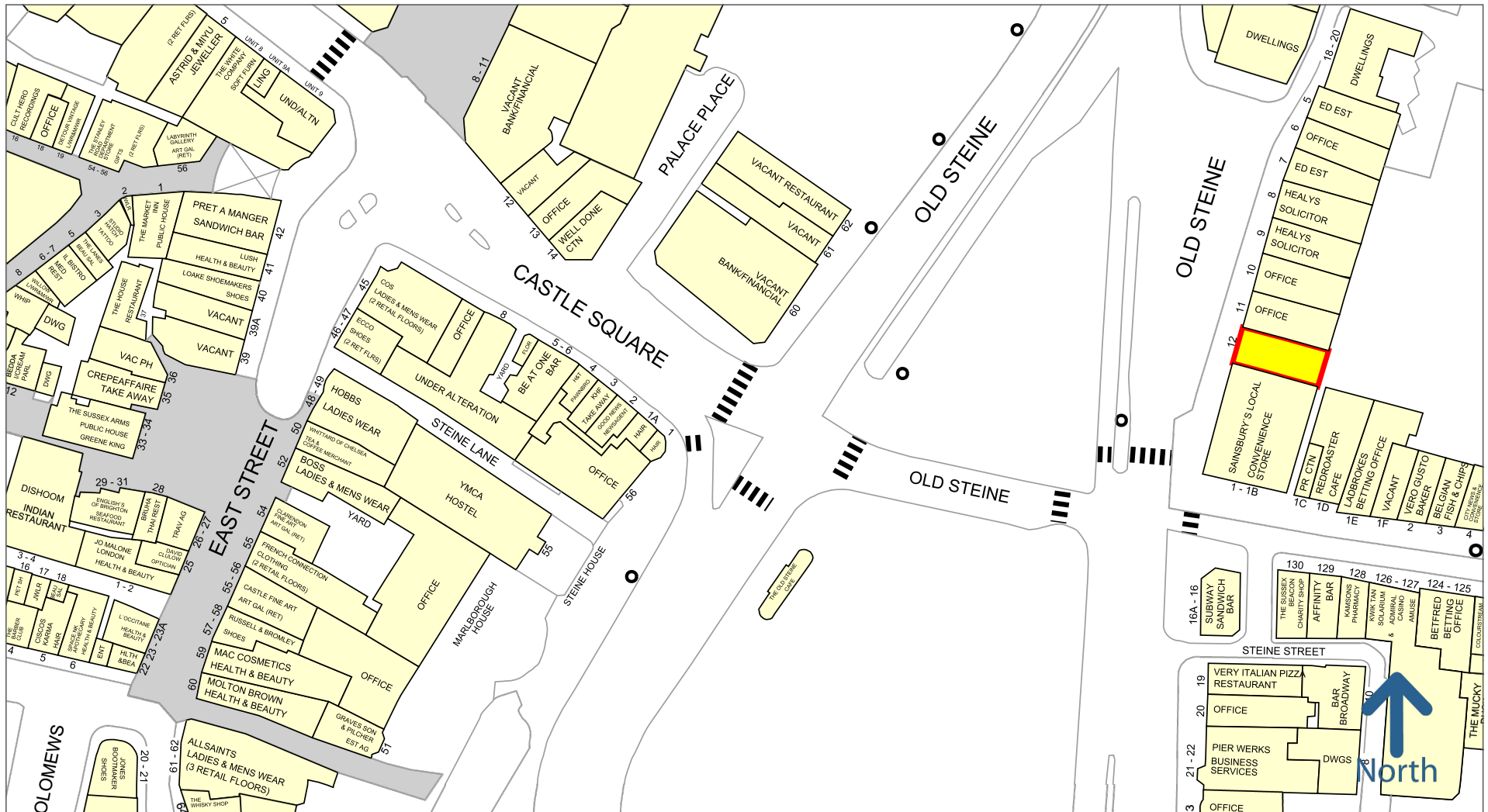
	Sq Ft	Sq M
Lower Ground Floor	730	37.85
Ground Floor	757	70.29
First Floor	645	59.95
Second Floor	539	50.10
<b>Total</b>	<b>2,671</b>	<b>248.18</b>

## EPC

We understand this property has an EPC Rating of C - 70.







50 metres



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Experian Goad Plan Created: 30/06/2025  
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## Planning

The property is used as a language school. A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class F1 was introduced to cover learning and non residential institutions. We therefore believe that the premises benefit from Class F1 within the Use Classes Order 2020.

## Lease

The property is let in its entirety to Brighton Language College on a 10 year full repairing and insuring lease from 2 July 2018. The passing rent is £36,500 per annum. A rent review from July 2023 has not yet been implemented.

## Terms

Offers are invited in the region of £545,000 for the freehold interest.

## Business Rates

Rateable Value (2023): £26,250

## VAT & Legal Fees

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



## Viewings and Further Information

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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.



