



FOR SALE

**126 Gloucester Road
Brighton BN1 4BU**



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Key Features

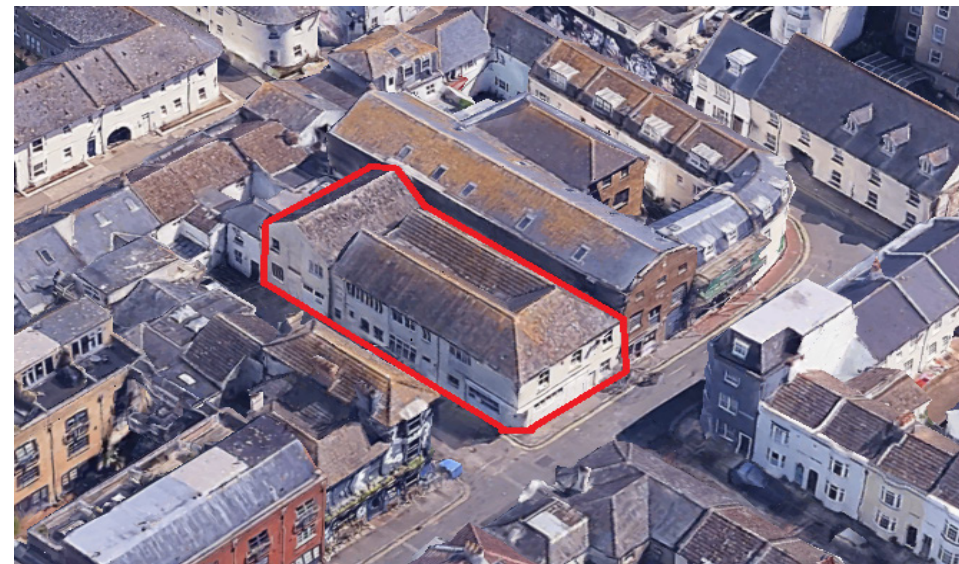
- Suit ongoing commercial use to the whole, or
- Conversion to residential (application submitted for conversion to five residential units with commercial retained to the ground floor - recommended for approval)
- Prominent corner location in the heart of the popular North Laine
- For sale freehold with vacant possession - £900,000

Location

The property is located in the popular North Laine area of Brighton. Brighton station is within 400 metres, Brighton seafront within 900 metres and Churchill Square shopping centre within 800 metres.

The A23 is within 100 metres to the east of the property and provides access to the A27 to the north.

The North Laine is a vibrant and popular part of Brighton with a mix of office, retail, leisure and residential uses prevailing.





Description & Accommodation

The building comprises a mix of workshop, warehouse and office accommodation arranged over 2 main floors with an attic to the northern part of the building providing storage accommodation.

The property has the following approximate Net internal areas:

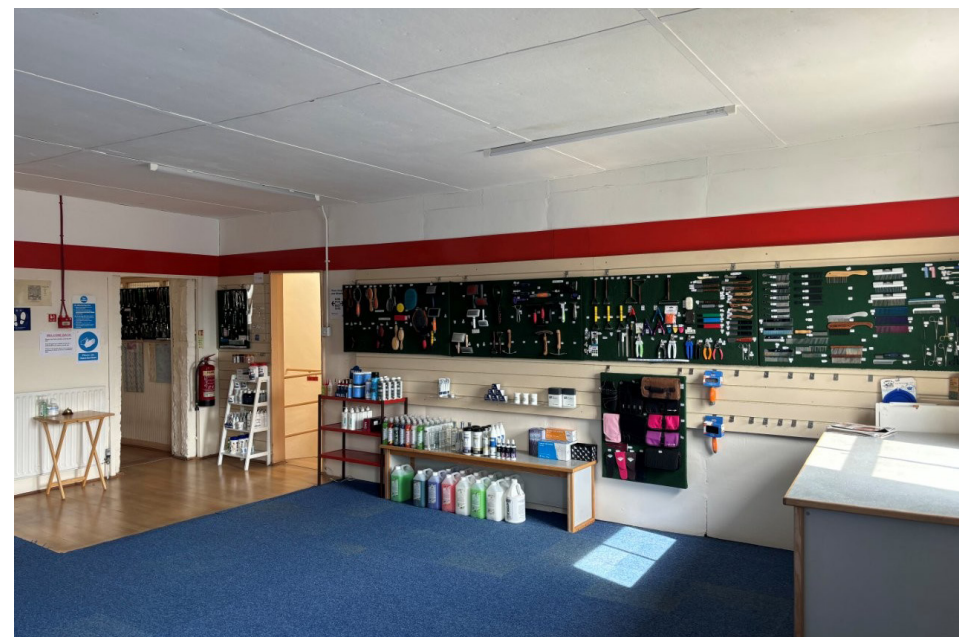
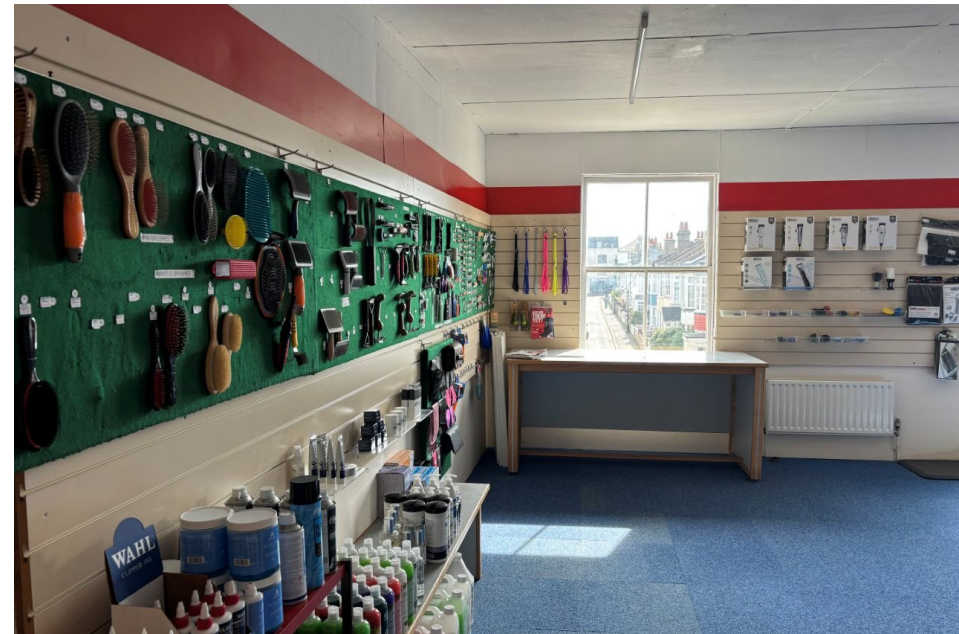
	Sq Ft	Sq M
Ground Floor	2,695	250.40
First Floor	2,810	261.09
Attic Stores	727	67.58
Total	6,233	579.07

Planning

We understand that the premises benefits from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

A planning application has been submitted to convert and extend the building to provide five residential units with a Class E commercial unit on the ground floor. The scheme provides 4,120 sq ft of residential space and 2,016 sq ft of commercial space. The proposed layout of this scheme is shown below.

Full details can be viewed on the Brighton & Hove City Council's planning portal - **Ref: BH2022/02689**. The application has been recommended for approval. A Section 106 agreement is in the process of being agreed.





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EPC

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Terms

Freehold for sale with a guide price of £900,000

Business Rates

Rateable Value (2023): £42,250

Rateable Value (2026): £51,500

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

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



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.





Existing Floor Plans





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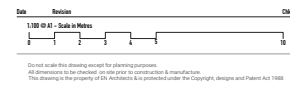
Proposed Drawings for Conversion to 5 residential units and ground floor commercial unit

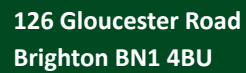


PLANNING

126 Gloucester Road
PROPOSED FLOOR PLANS

020 100 G 1:100@A1





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