



6/6A Trafalgar Street  
Brighton, BN1 4EQ

**FOR SALE**

## Mixed Use Investment Opportunity

### Key Features:

- Sought after North Laine location
- Well maintained building
- Two bedroom flat (soon to be vacant)
- Restaurant let with tenant holding over
- Freehold £550,000





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## Location

The property is situated in the popular and highly sought after North Laine area and occupies a position near to Sydney Street which is a primary retailing thoroughfare.

## Description

The property is arranged as four storey mid terrace building. There is a self-contained restaurant on the ground and lower ground floor, and a two bedroom flat over the first and second floors.

## Accommodation

The accommodation has the following approximate NIA:

Area	Sq Ft	Sq M
Ground Floor	433	40.23
Basement	384	35.67
Total	1,718	159.6

## EPC

To be assessed.

## Tenancy

The ground & lower ground floor commercial unit is let at £12,600 per annum with terms agreed for a new lease at £15,600 per annum.

The two-bedroom flat is let on an AST agreement at £1,000 per month. This is due to become vacant in April 2026.

## Planning

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

## Terms

Freehold for sale subject to the benefit of the existing leases with a guide price of £550,000.

## Business Rates

6A Trafalgar Street - Council Tax Band A.

Rateable Value (2026): £13,000

Occupiers will pay approximately 38% of this per annum.

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.

## AML

Due to Government legislation, we are legally obliged to undertake Anti-Money Laundering checks on prospective Purchasers / Tenants where a transaction has a capital value of €15,000 (Euro) or more or a rental value of €10,000 (Euro) per calendar month or more. This includes checking proof and source of funds. Please note that we need to obtain the relevant information and record this on file before a transaction can be contracted.

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.

24 March 2026

## Viewings and Further Information

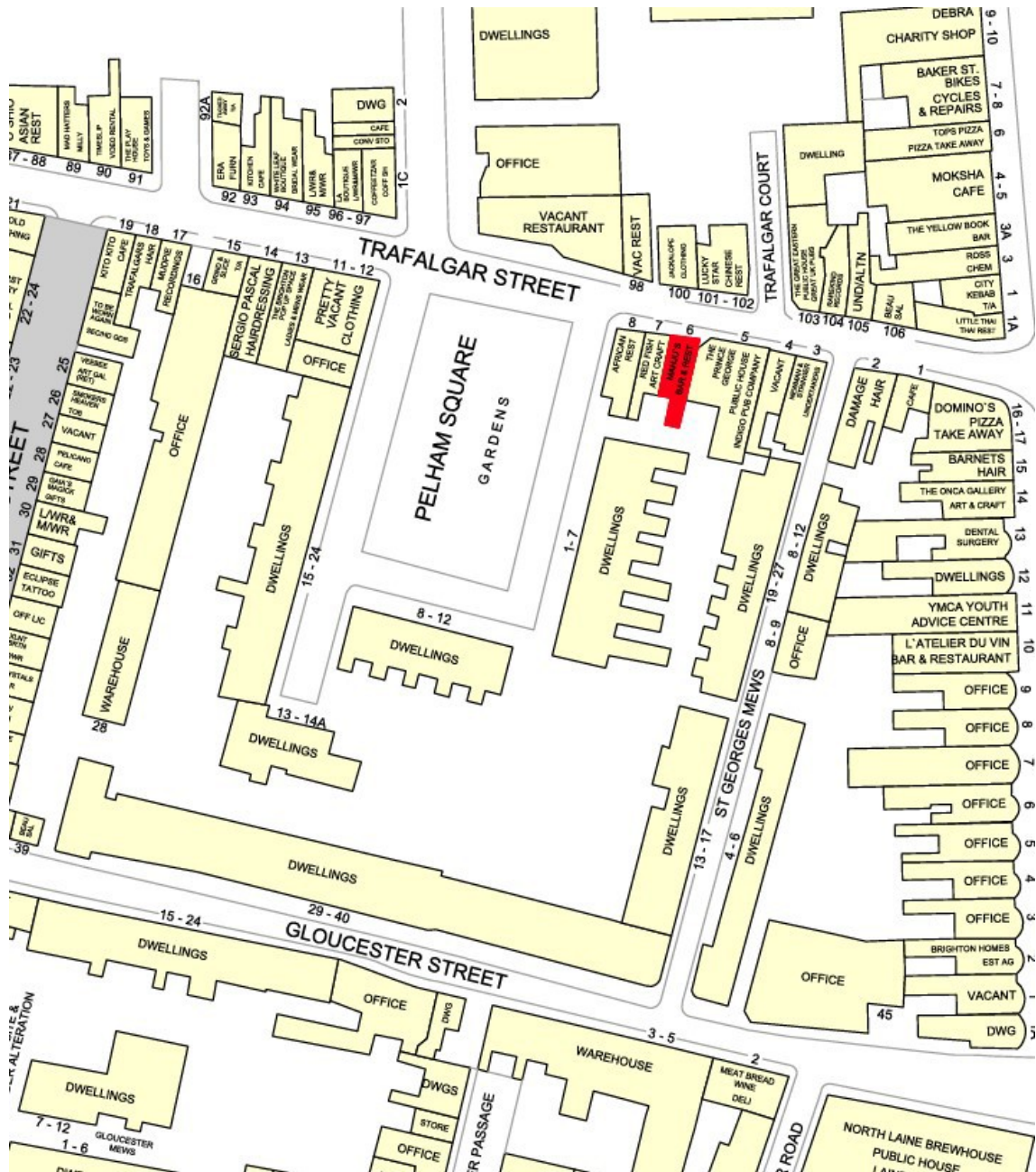
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GOAD Map



For identification purposes only.