



**FOR SALE**

141 Edward Street  
Brighton, East Sussex, BN2 0JL



## Key Features

- Prominent position on Edward Street, a well-established mixed commercial and residential location within central Brighton
- Brighton seafront and Brighton Palace Pier are within walking distance
- Central position with excellent public transport access
- Desirable ground floor retail unit
- Self-contained 3 Bedroom maisonette above
- Freehold interest with vacant position
- Suit owner occupier or investor
- Offers in the region of £450,000 stc
- No VAT



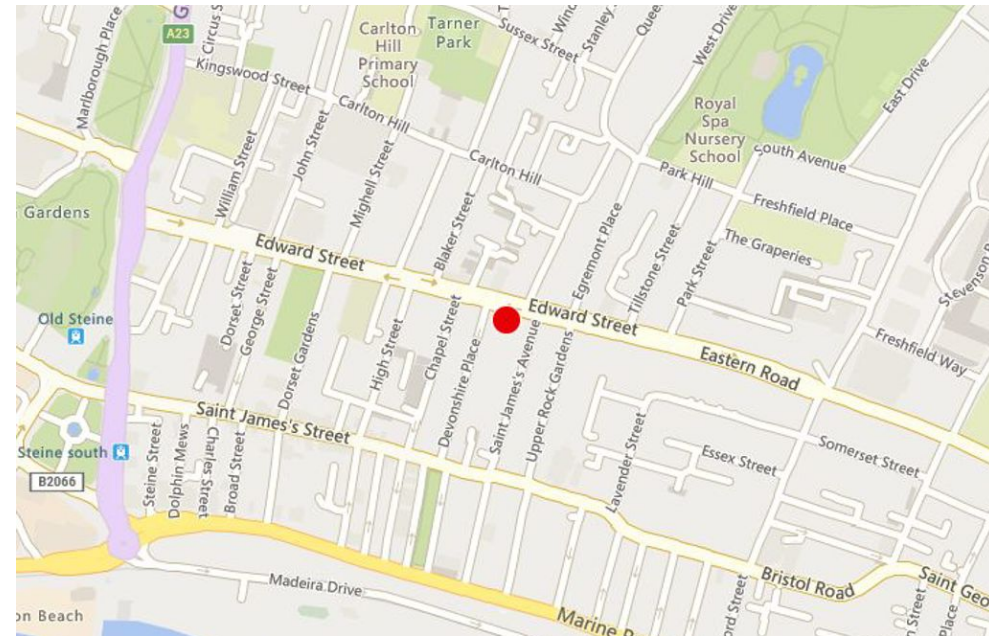


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## Location & Situation

The property is located southern side Edward Street which forms part of Brighton's well known Kemptown area of central Brighton and is located near to the new Edward Street Quarter Development. Edward Street is a busy vehicle throughfare within central Brighton which has good public transport and high footfall.

Brighton train station is a short walking distance away.





## Description & Accommodation

The property comprises an end-of-terrace building arranged over three floors.

Internally, the ground floor is configured as a self-contained retail unit. The upper parts comprise a self-contained three-bedroom maisonette, which is accessed separately from the rear of the property.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	601	55.83
Total	601	55.83





## Rateable Value

Ground Floor - Rateable Value (2026): £10,000

Maisonette - Council Tax Band B

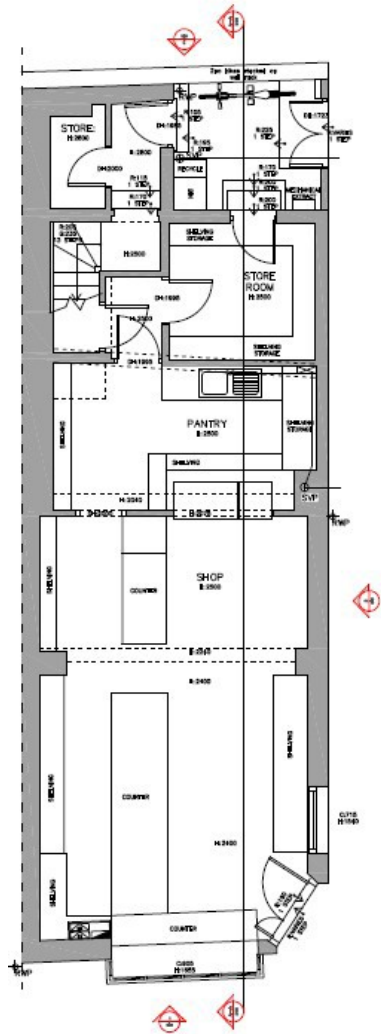
## EPC

To be confirmed.

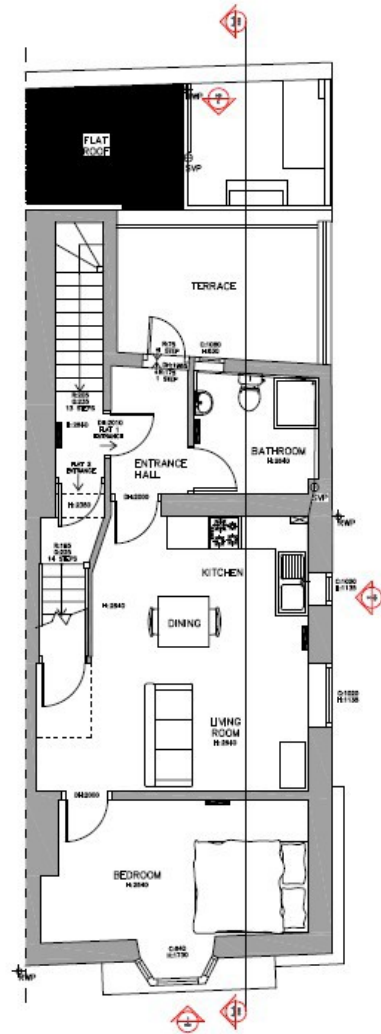
## Planning

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.

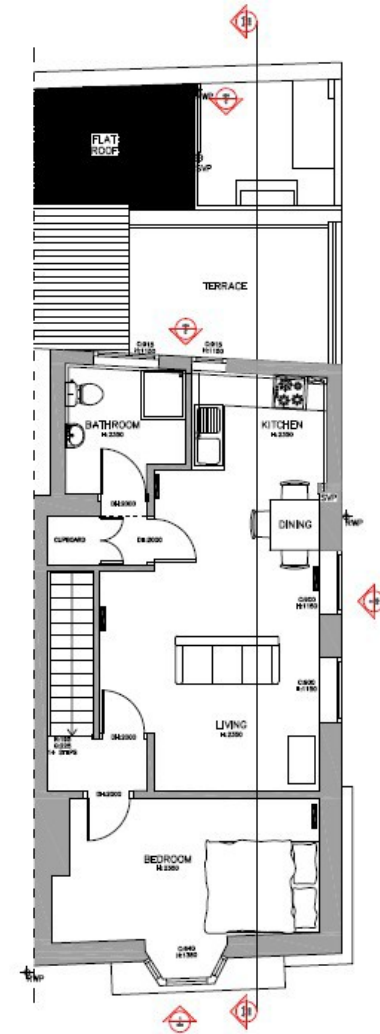




PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

FLOOR PLAN For identification purposes only.



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## Terms

We have been instructed to market the freehold interest, subject to vacant possession, with offers in the region of £450,000.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand that the property is not elected for VAT.

## 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.



## Further Information

Please contact the 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.

28 May 2026

