



6/6A Trafalgar Street
Brighton, BN1 4EQ

FOR SALE

Mixed Use North Laine Investment

Key Features:

- Sought after North Laine location
- Well maintained building
- Separate two bedroom flat
- Restaurant let at £15,600 per annum
- Freehold £550,000





6/6A Trafalgar Street
Brighton, BN1 4EQ

Location

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

The North Laine comprises a variety of independent and specialist retailers.

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 Net Internal Area (NIA):

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

EPC

Ground and lower ground floor - B valid until 04/06/2035

1st and second floor flat - D valid until 31/05/2036

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

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

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 June 2026

Viewings and Further Information

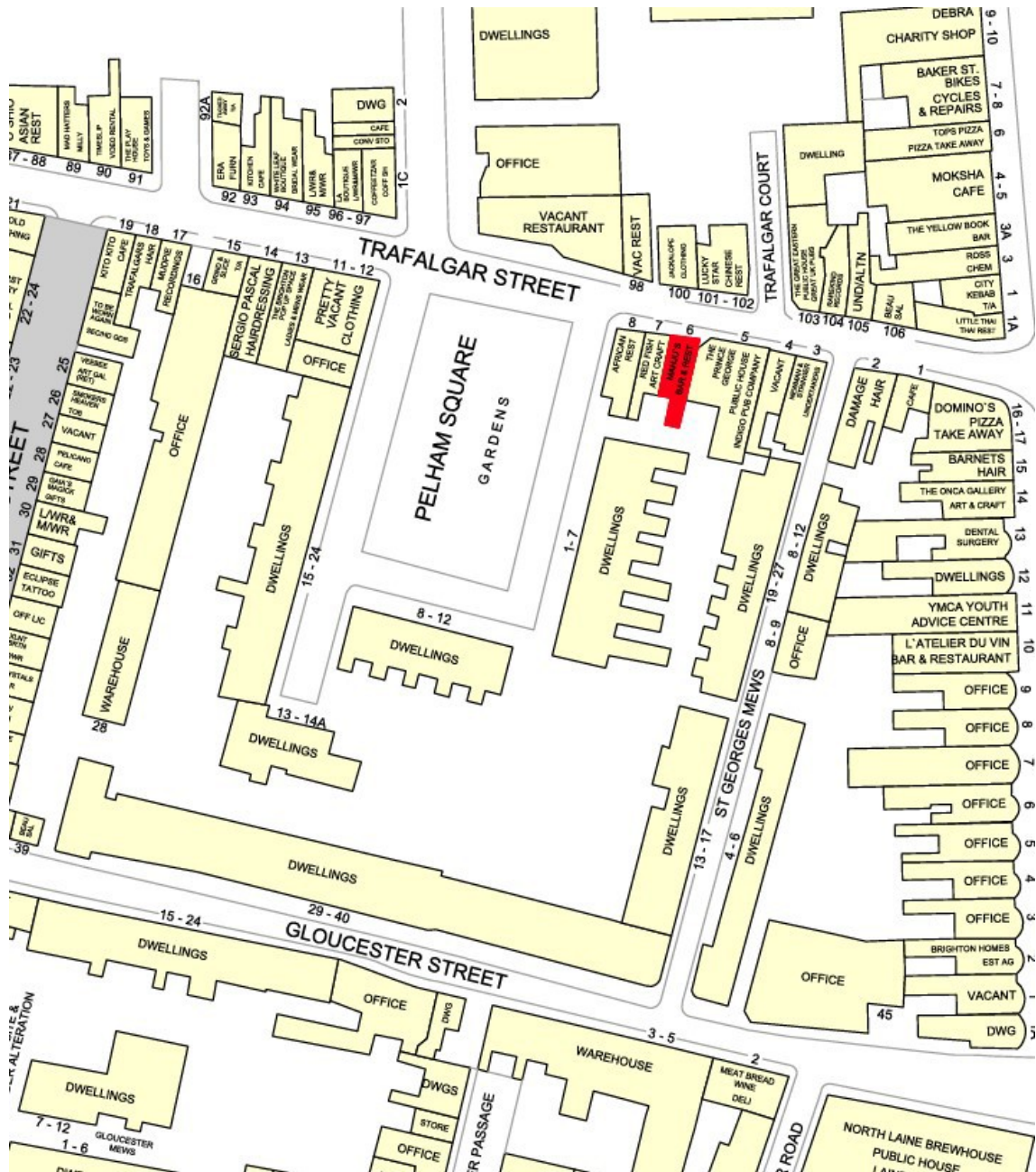
Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
07786 234006
www.flude.com





GOAD Map



For identification purposes only.