



FOR SALE

Southpoint House, 8 Paston Place
Brighton BN2 1HA



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Key Features

- Attractive period building currently used as offices
- Corner location in the popular Kemp Town area of Brighton
- Potential for alternative uses subject to planning
- Within 250 metres of the seafront and 1 mile of Brighton city centre
- For sale with offers in the region of £900,000

Location

Paston Place is a predominantly residential street in Kemp Town, Brighton, just a short walk from the seafront and east of Brighton city centre. St Georges Road is nearby, with a range of independent shops, cafés, restaurants and local services. Brighton Beach, the city centre, the Royal Sussex County Hospital, and regular public transport links are all within easy reach.

Brighton railway station is situated approximately 1.3 miles to the north west of the property. From Brighton there are direct services to London, Southampton, Eastbourne, Cambridge and Bedford.





Description

We understand the property was built in 1864 as the Royal Gymnasium and fencing rooms. It was subsequently occupied as a church hall and then converted to offices in around 1985. Accommodation is arranged over lower ground, ground and two upper floors.

The accommodation has natural light to the west and north-facing elevations, with the lower ground floor windows looking onto light wells.

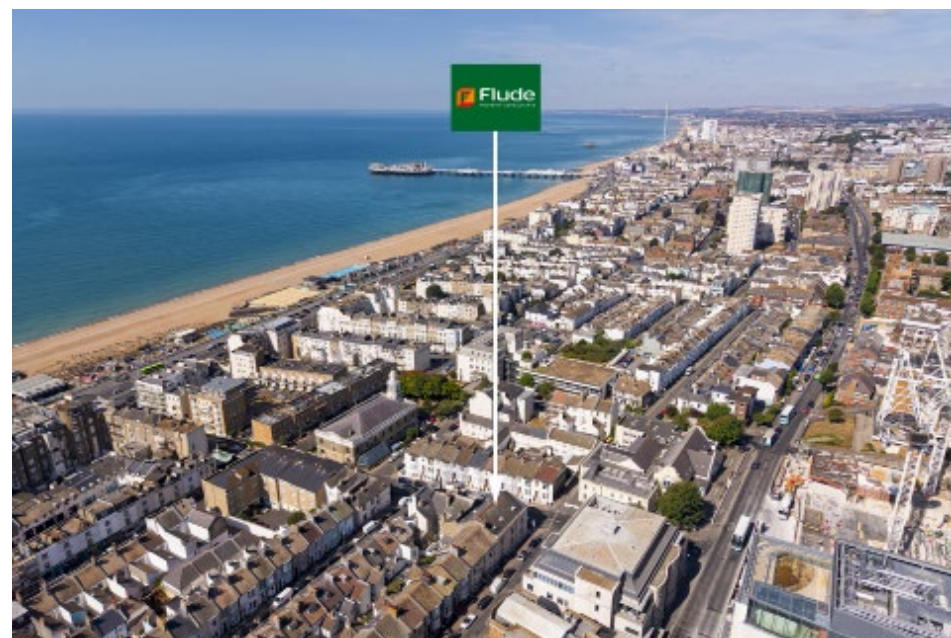
The property has been fitted as office accommodation with kitchen, WCs, staff area and stores.

Accommodation

	Net Internal Area		Gross Internal Area	
	Sq Ft	Sq M	Sq Ft	Sq M
Lower Ground Floor	1,368	127.1	1,830	170
Ground Floor	1,337	124.2	1,722	160
First Floor	1,433	133.2	1,722	160
Second Floor	976	90.7	1,206	112
Total	5,114	475.1	6,480	602

Planning

We understand the property has been used as offices since around 1985. Office use fall under use Class E of the Use Classes Order. Interested parties should make their own enquiries to verify the planning position.





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EPC

Expired Dec 21: D (76)

Terms

Freehold for sale with offers invited in the region of £900,000.

Business Rates/Council Tax

Rateable Value (2026): £73,000

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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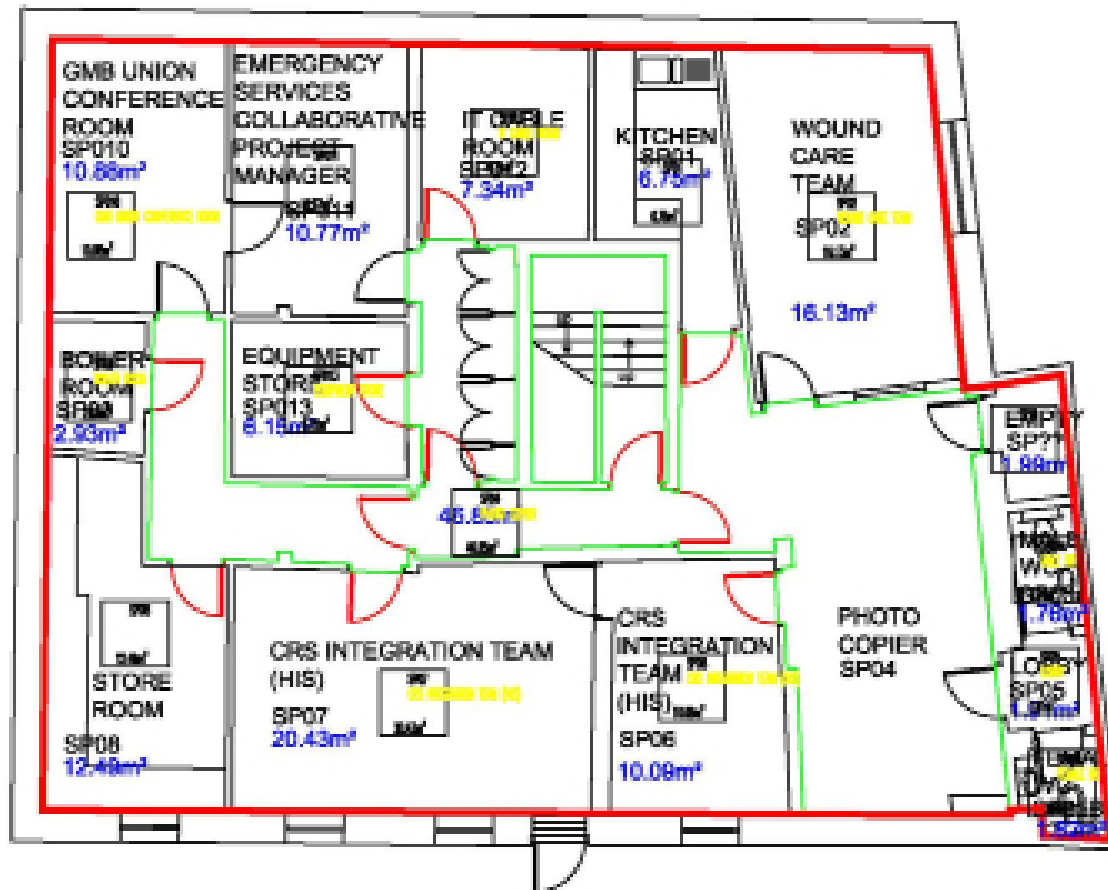
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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed 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.

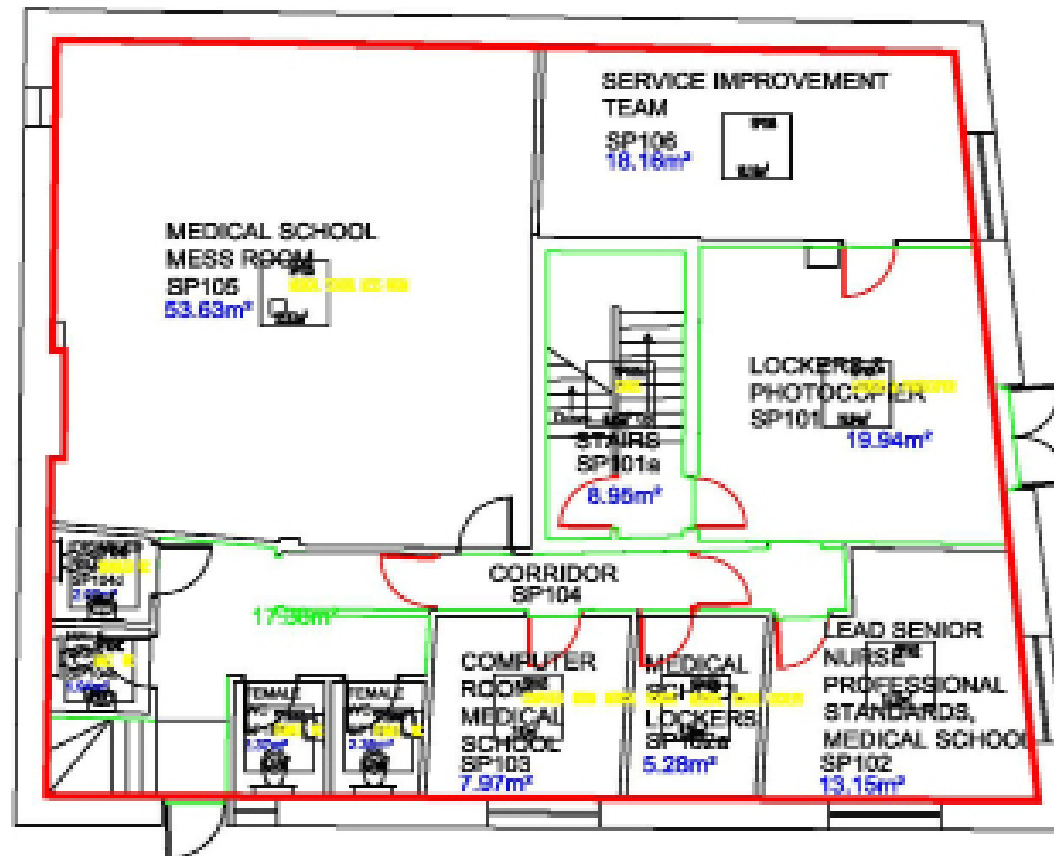
We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.





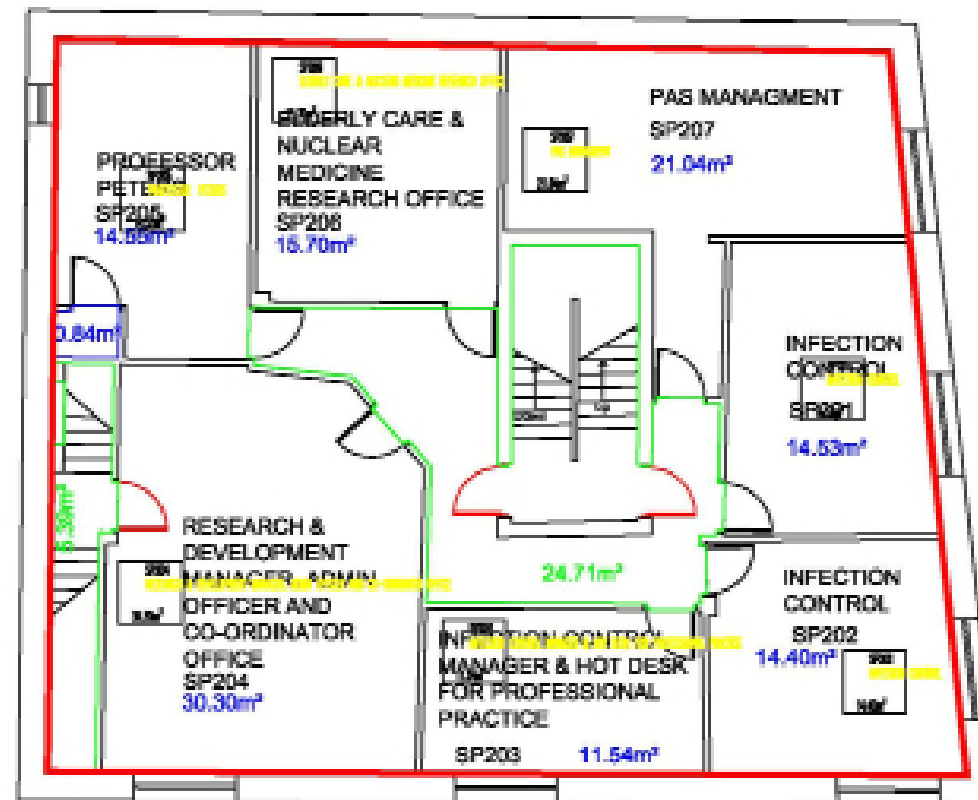
SOUTHPOINT LOWER GROUND FLOOR

GROSS INTERNAL FLOOR AREA: 170 sq.m.



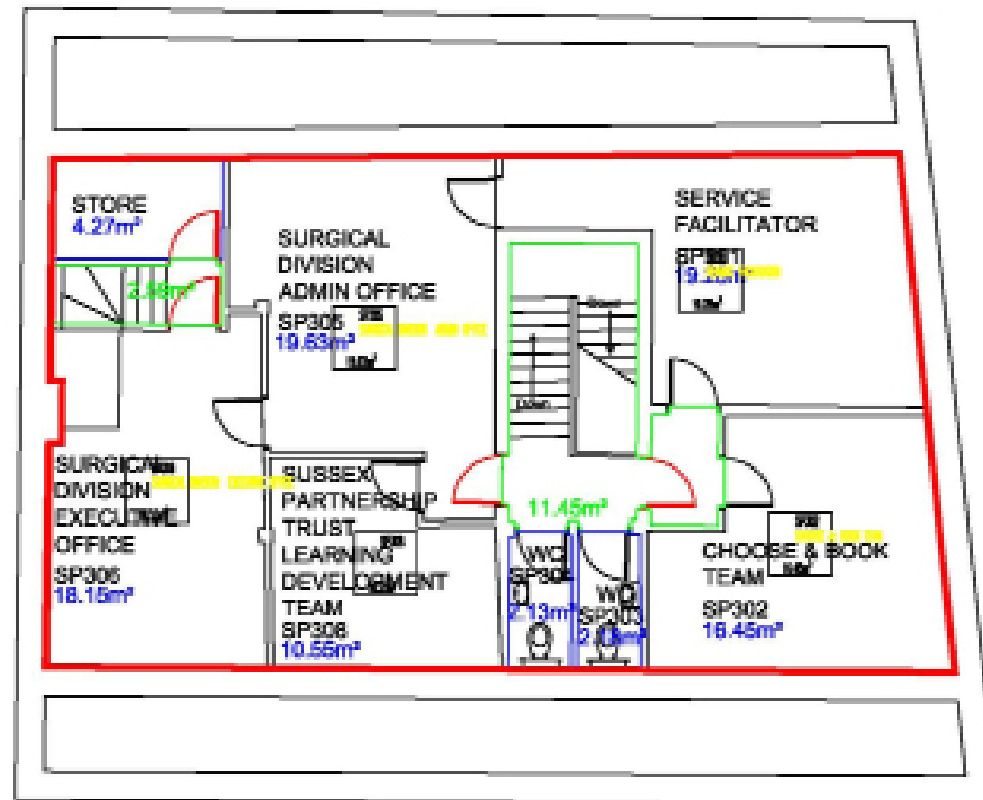
SOUTHPOINT GROUND FLOOR

GROSS INTERNAL FLOOR AREA: 160 sq.m.



SOUTHPOINT FIRST FLOOR

GROSS INTERNAL FLOOR AREA: 160 sq.m.



SOUTHPOINT SECOND FLOOR

GROSS INTERNAL FLOOR AREA: 112 sq.m.