



FOR SALE

6/6A Trafalgar Street
Brighton, BN1 4EQ



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Key Features

- Sought after North Laine location
- Well maintained building
- Separate self-contained two bedroom flat let at £1,350 pcm
- Potential to split to suit SIPP investments
- Restaurant let at £15,600 pa
- Combined income of £31,800 pa
- Freehold for sale - £495,000



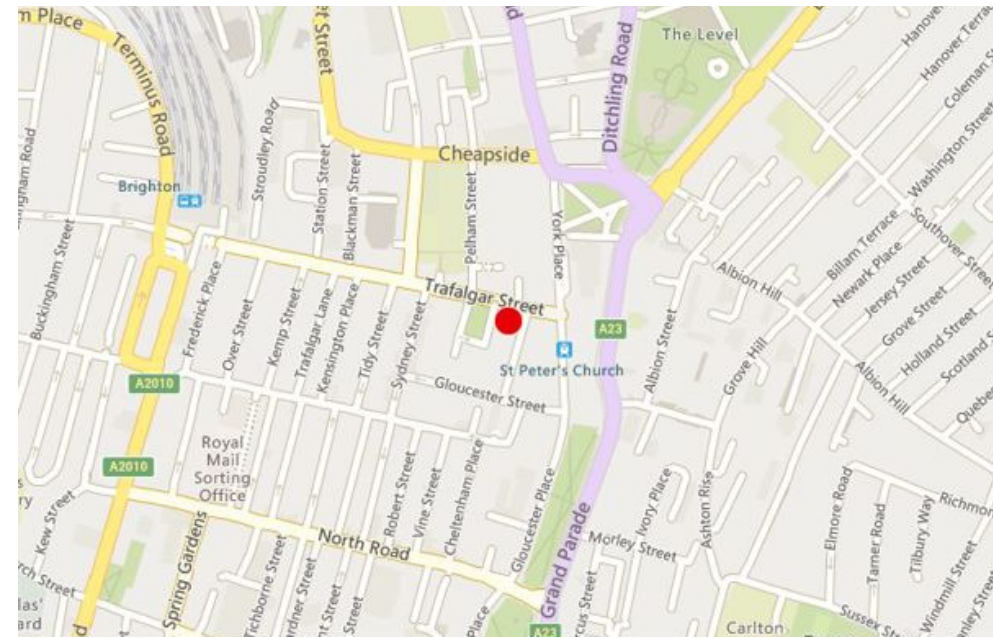


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Location & Situation

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.





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Description & Accommodation

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

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

Area	Sq Ft	Sq M
Ground Floor	433	40.23
Basement	384	35.67
First & Second Floor Flat	712	66.14
Total	1,718	159.6





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Rateable Value

6A Trafalgar Street - Council Tax Band A.

Rateable Value (2026): £13,000

Occupiers will pay approximately 38% of this per annum.

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.





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Tenancy

The ground and lower ground floor are let on a lease dated 11/06/2026 for a 10-year term, with a tenant only break and rent review at the end of year 5. The passing rent is £15,600 per annum.

The first and second floor flat has recently been refurbished and a letting has been agreed at £1,350 per calendar month, commencing on 30/10/2026.

The total income is £31,800 per annum.





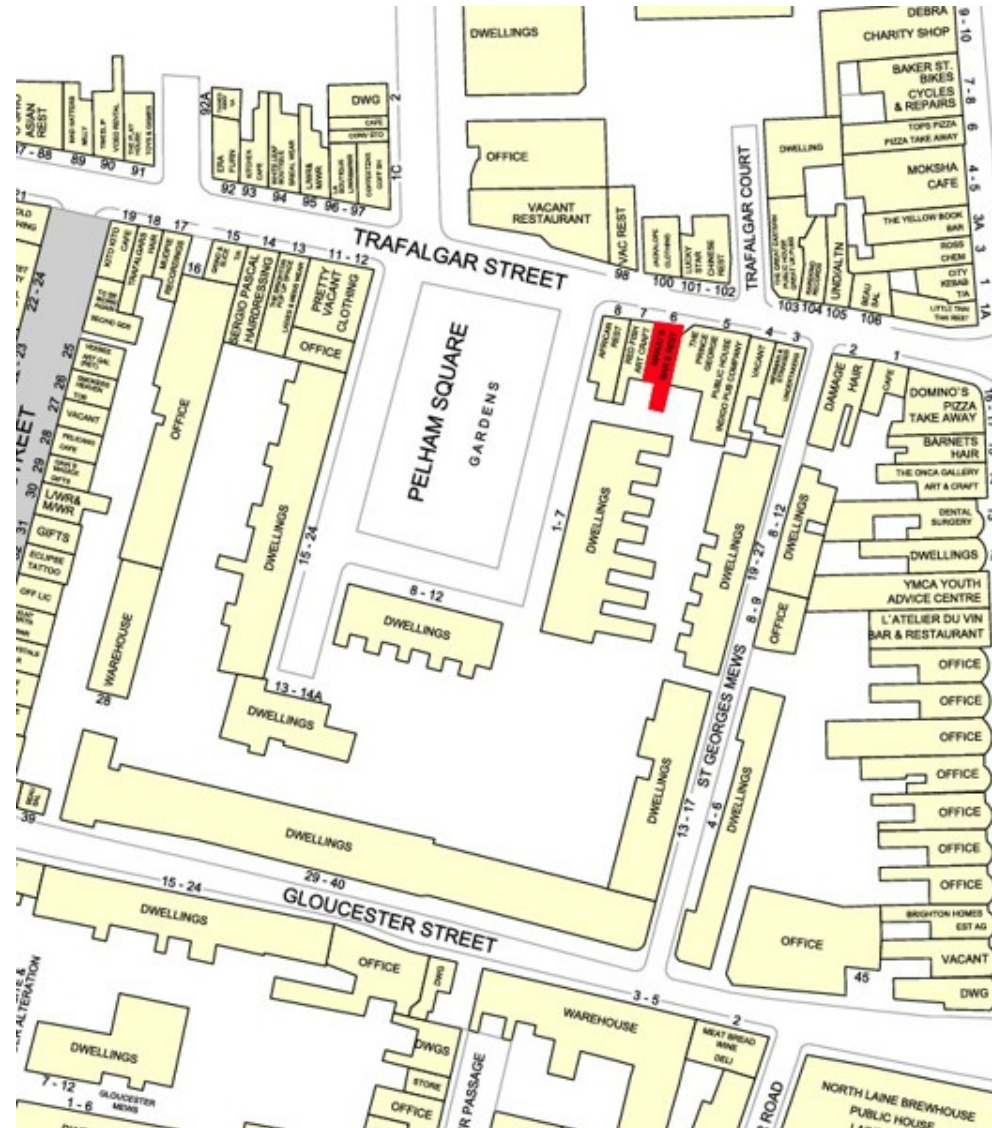
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FLOOR PLAN For identification purposes only.



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GOAD PLAN For identification purposes only.



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Terms

We have been instructed to market the freehold interest, subject to the existing tenancies and contract, at a guide price of £495,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

19 October 2026

