



**FOR SALE**

43-45 Bonchurch Road  
Brighton, East Sussex BN2 3PH



## Key Features

- Substantial multi-storey workshop, warehouse, retail and office building
- Suitable for ongoing commercial use, refurbishment or redevelopment to other uses (subject to planning)
- Previous planning consent to redevelop to 6 flats (now expired)
- Popular residential area within easy walking distance of Brighton Station
- Easy access to Lewes Road and Warren Road providing access to the A27
- Close proximity to Fairlight and Elm Grove primary schools
- To be sold with vacant possession
- Guide price of £800,000





## Location

The property is situated on the western side of Bonchurch Road, close to its junction with Bernard Place, in the popular Hanover district which is an attractive residential area.

Brighton city centre is approx. 1 mile to the southwest. Brighton railway station and London Road are both within 1 mile of the property.

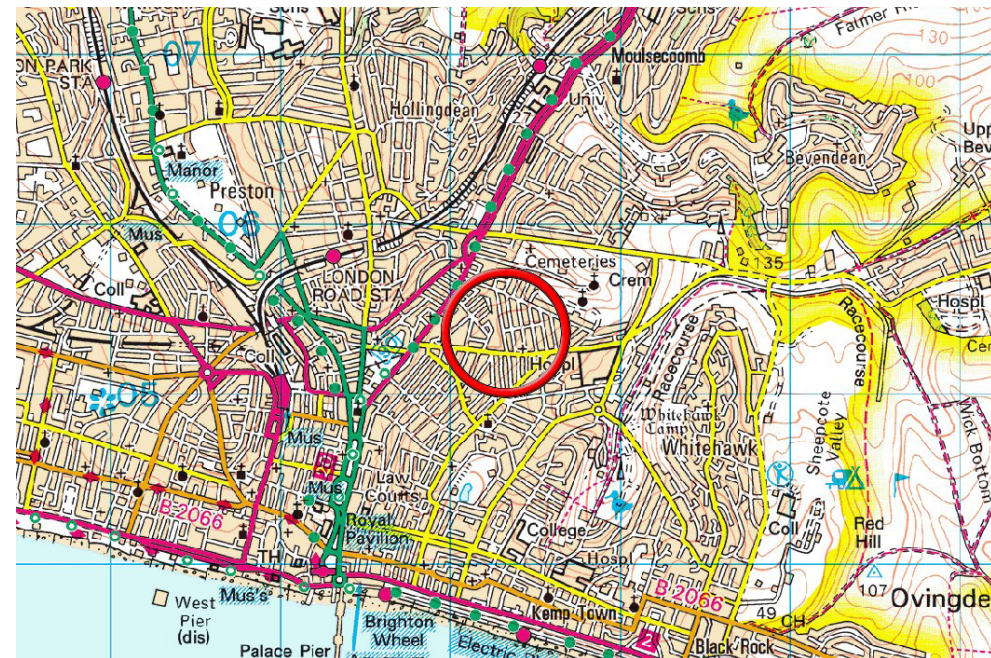
## Description

The property currently comprises a 3 storey building used for storage, display and sale of pianos.

## Accommodation

The property has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Lower Ground	206.23	2,220
Ground	71.45	769
Rear Mezzanine	68.71	740
First	67.02	721
Total	413.41	4,450





## Planning

The building has been used for many years for the retail, storage, repair and distribution of pianos and associated items. We consider the established use to be Class E under the Use Classes Order 2020 as amended.

Planning consent was granted - ref: BH2013/04292 - for demolition of the existing building and construction of 6 new flats arranged over 4 floors.

The planning consent, drawings, Section 106 Agreement and other documentation associated with the planning consent are available on Brighton & Hove councils website - <http://www.brighton-hove.gov.uk/content/planning>. NB. This consent has expired.

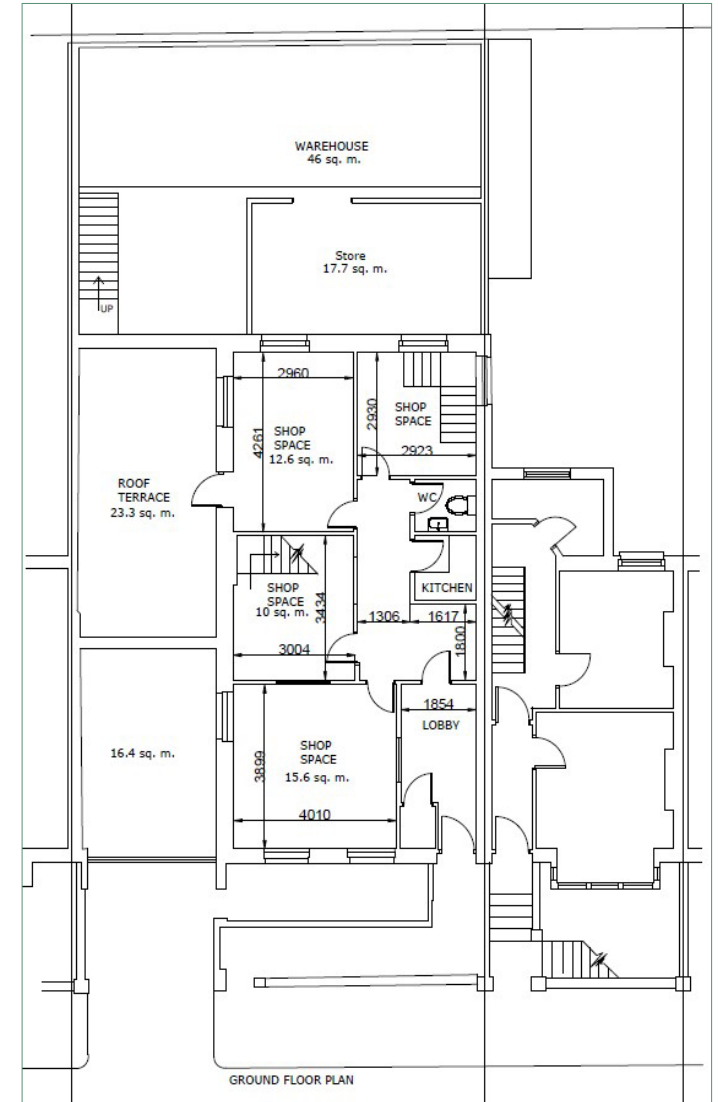
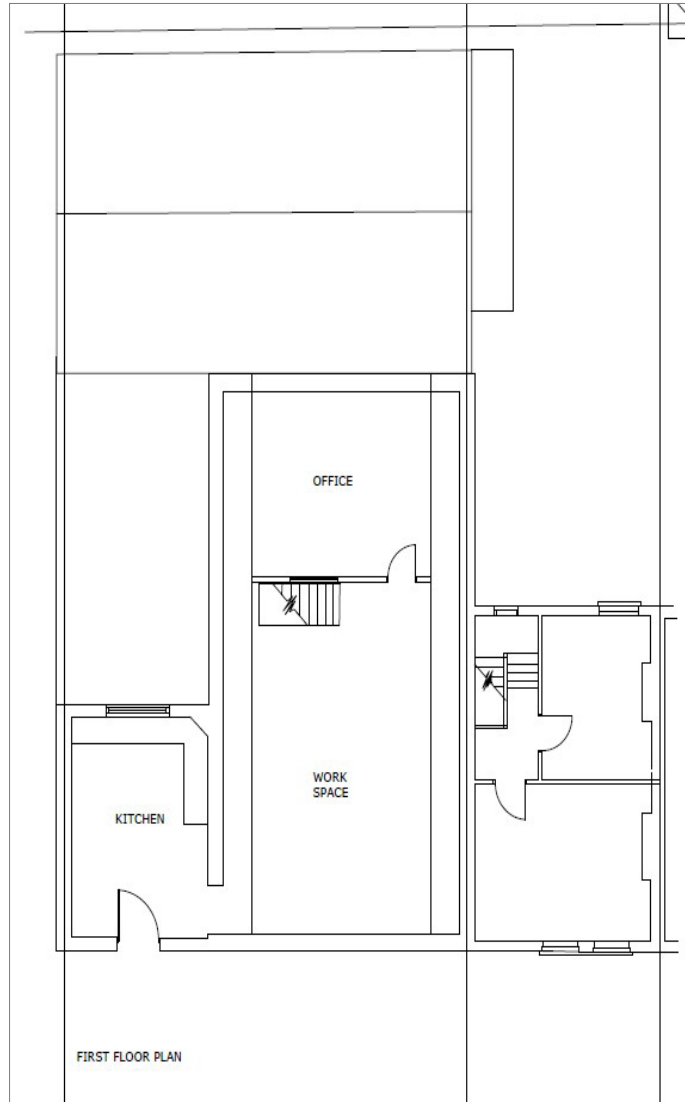
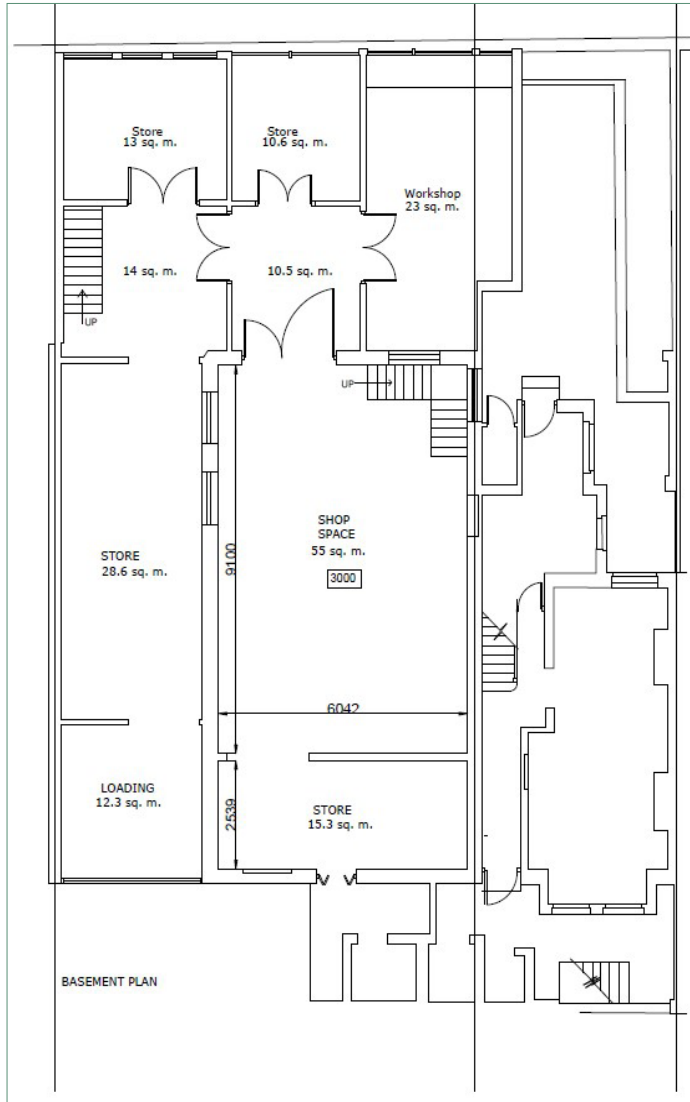
Interested parties are advised to make their own planning enquiries.

*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*





FLOOR PLANS FOR THE EXISTING BUILDING



For identification purposes only



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## Terms

The Freehold interest is offered for sale with vacant possession.

Offers are invited in the region of £800,000.

## 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

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

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