



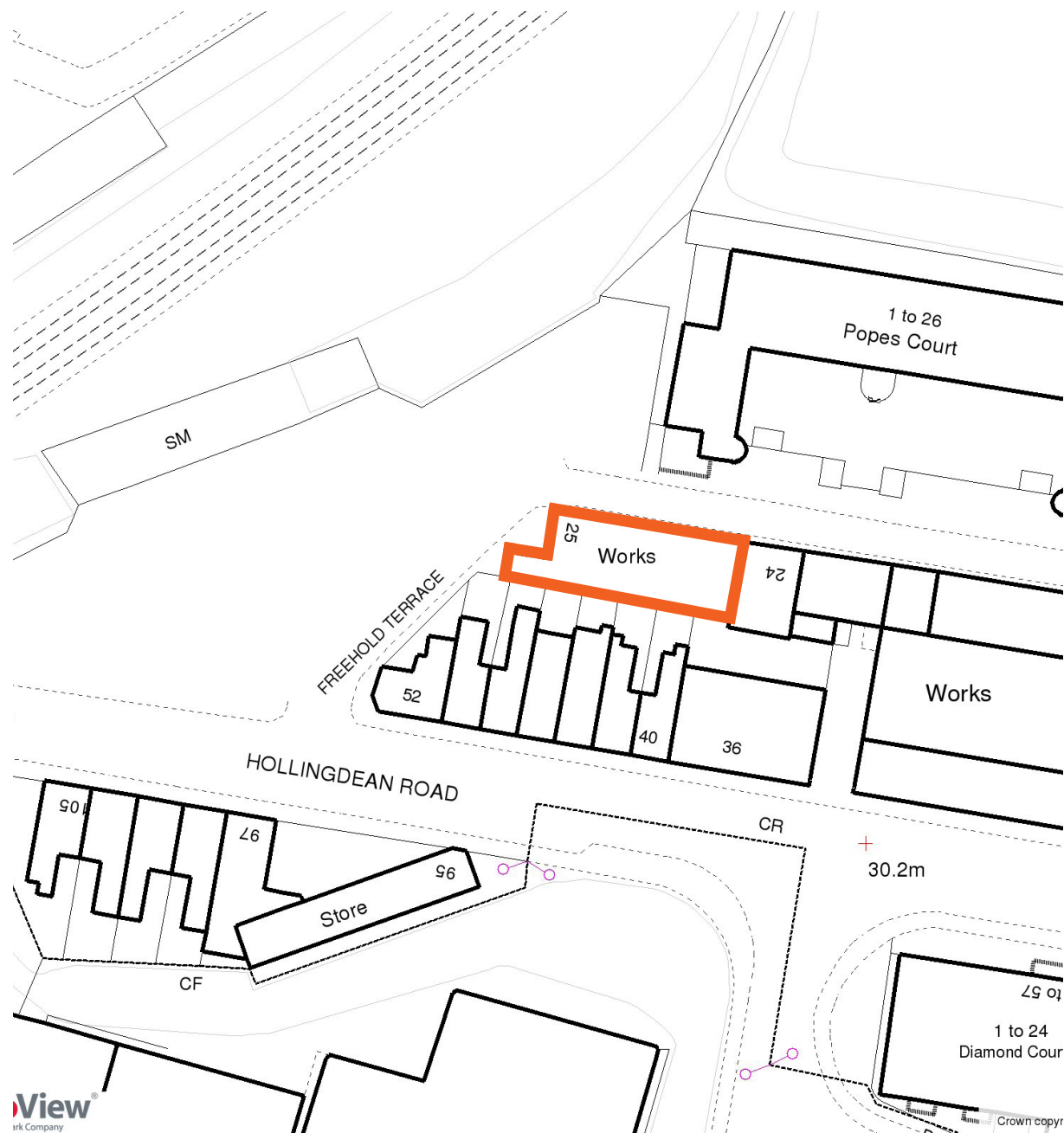
FOR SALE

25 Freehold Terrace
Brighton, East Sussex BN2 4AB



Key Features

- Ground floor workshop / warehouse, first floor offices
- 2 parking spaces
- Existing building suitable for ongoing commercial use
- Planning consent to redevelop to 10 bed HMO
- Significant new development in the surrounding area
- Freehold for sale





Location & Accommodation

The property is located towards the western end of Freehold Terrace.
Freehold Terrace is located to the north of, and is accessed from, Hollingdean Road.
Hollingdean Road connects with Lewes Road at its eastern end and with Ditchling Road at its western end.

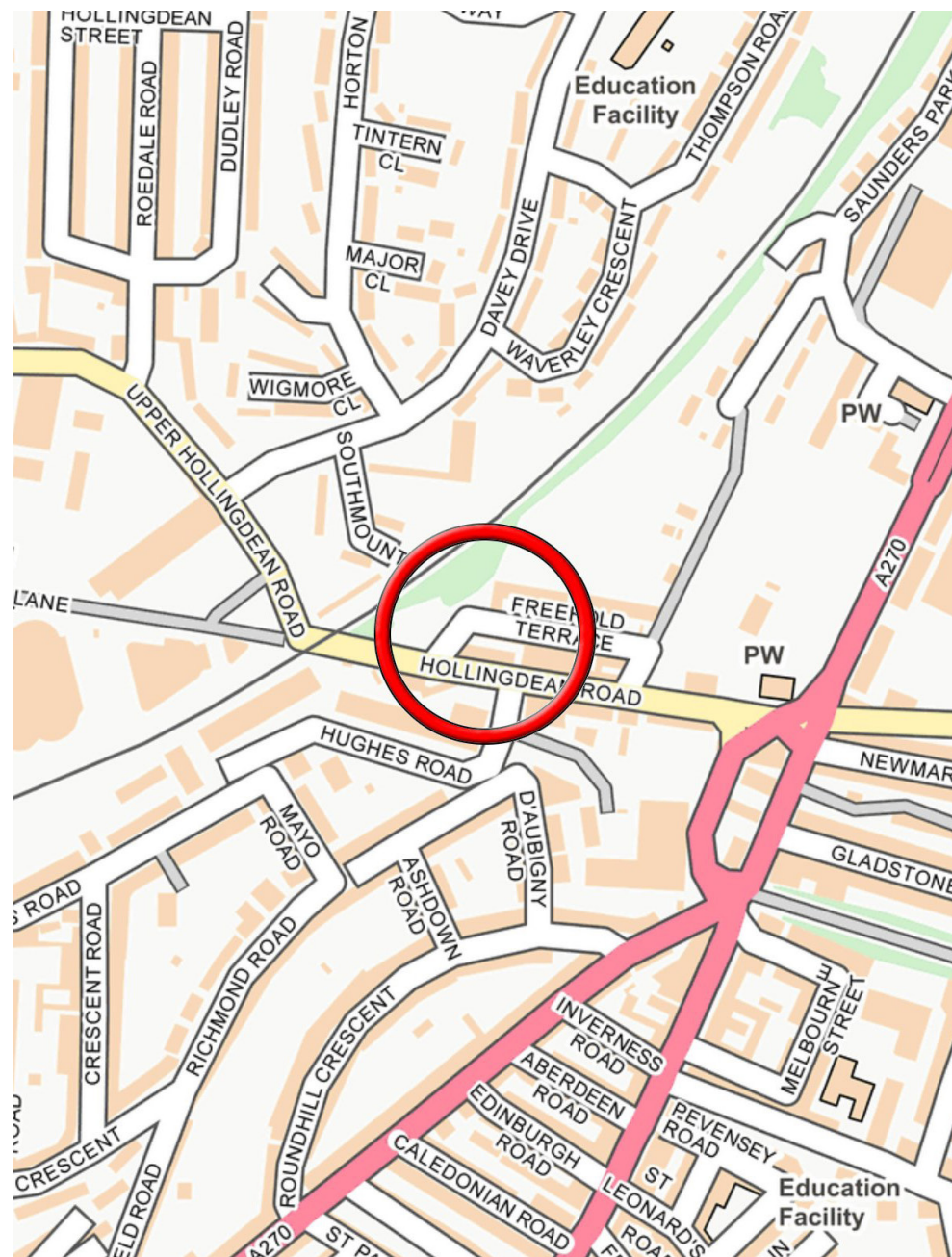
Freehold Terrace is located approximately 1.25 miles to the north east of Brighton city centre and approximately 2.1 miles to the south west of the Lewes Road junction with the A27.

The location has seen and continues to see significant new development & regeneration. Hollingbury House – located opposite the subject property – comprises a recently completed 192 bed (approx.) purpose built new student halls of residence development. A further residential scheme is currently under construction a short distance to the east at 45 & 47 Hollingdean Road.

The existing building property provides purpose built commercial premises comprising ground floor workshop / warehouse and first floor offices. There is a small basement and 2 parking spaces.

We have measured the existing accommodation to have the following approximate gross internal floor areas:

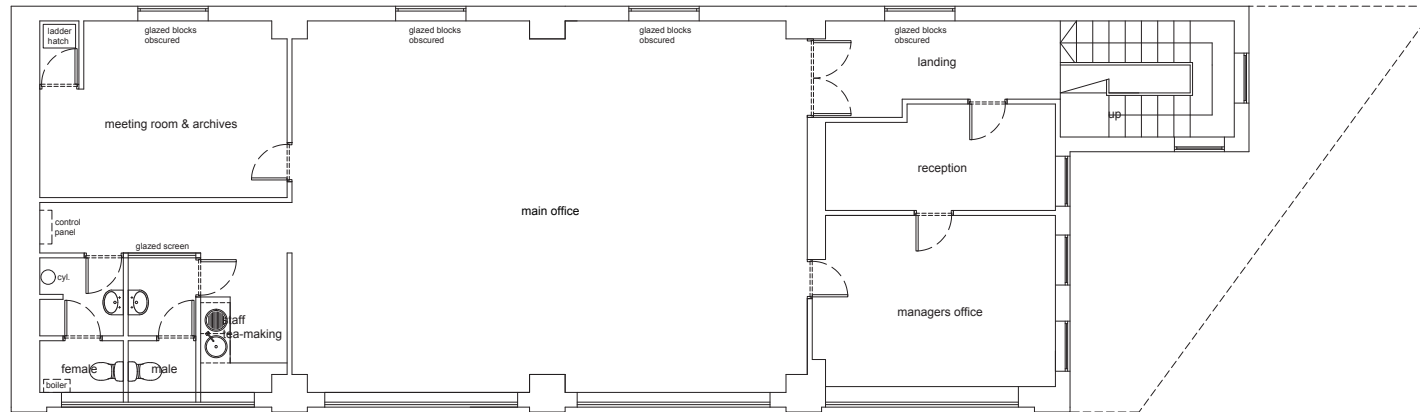
Floor	Sq Ft	Sq M
Lower ground	44 sq ft	4.09 sq m
Ground	1,767 sq ft	164.18 sq m
First	1,671 sq ft	155.27 sq m
Total	3,483 sq ft	323.54 sq m



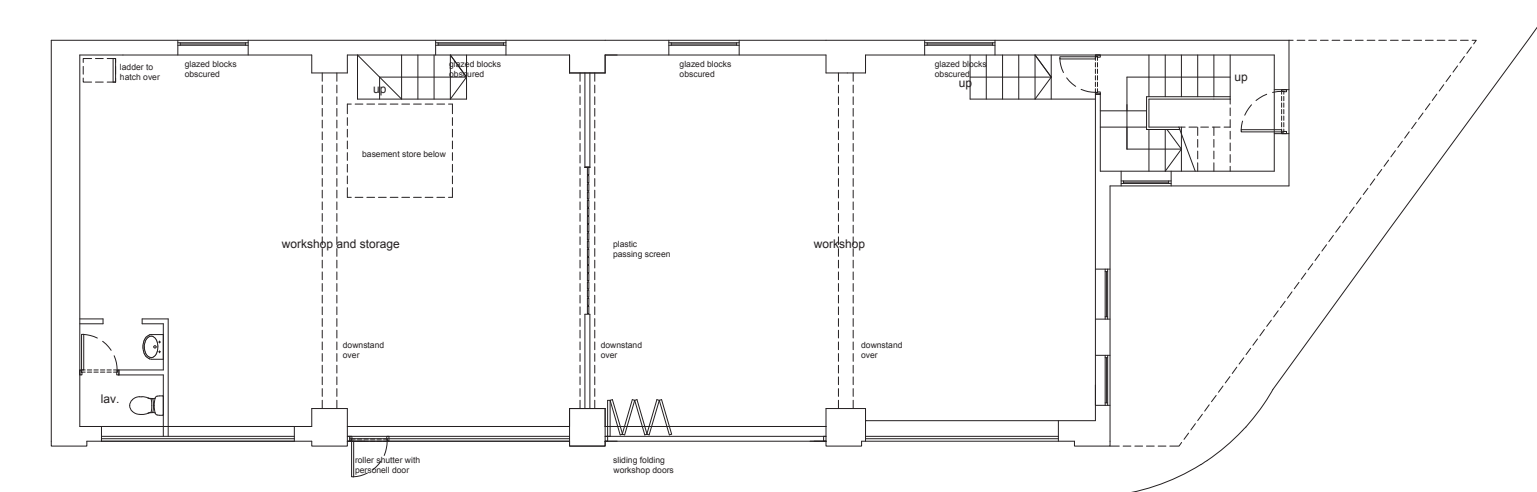


EXISTING BUILDING FLOOR PLANS

For identification purposes only



First Floor Plan



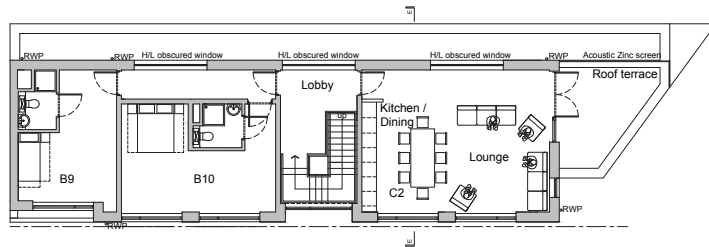
Ground Floor Plan



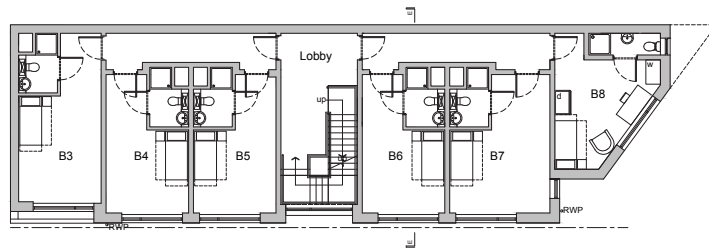


PLANS SHOWING THE 10 BED HMO SCHEME

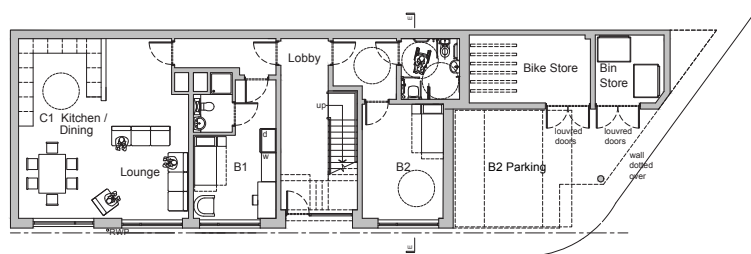
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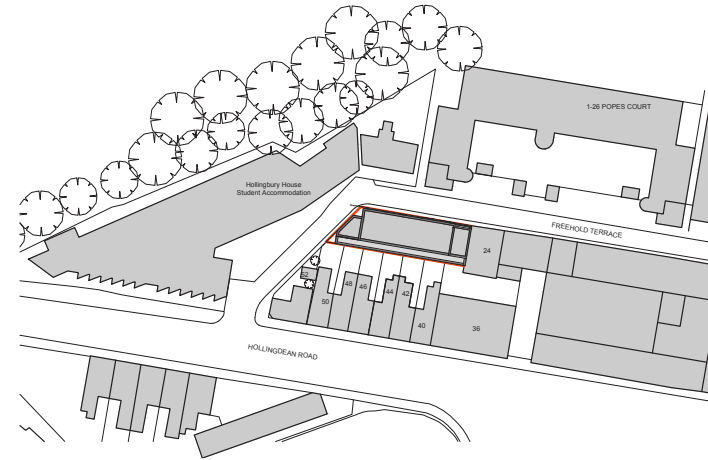
2nd Floor Plan 1:100



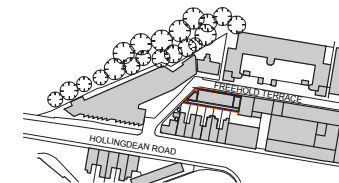
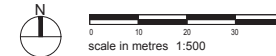
1st Floor Plan 1:100



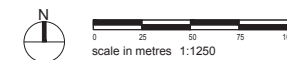
Ground Floor Plan 1:100



Block Plan 1:500



Location Plan 1:1250



Context based on record information and visual surveys only.

client	drawing number	revision
EMC	0508.PL.001	C
project	drawing title	
25 Freehold Terrace Brighton BN2 4AB	Proposed Floor, Block and Location Plans Planning	
drawn by	checked by	drawn date
		scale/revision/drawn date



Rateable Value

Rateable Value 2017: £21,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

We understand the property to have an EPC rating of E.

Planning

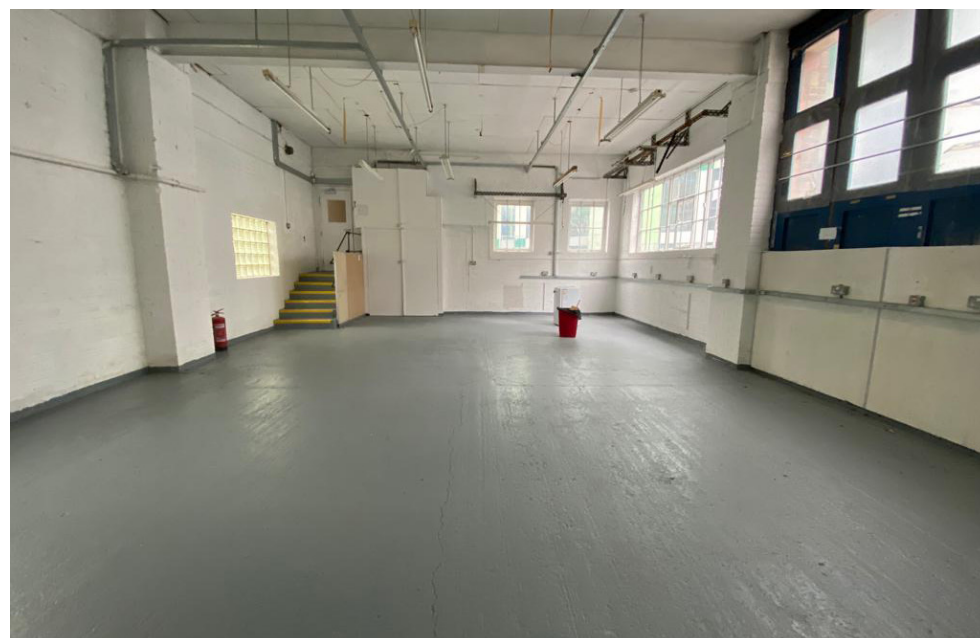
The premises have been used for many years as light production, assembly and offices. These uses fall under E and B8 of the 2020 Use Classes Order.

Planning consent to redevelop to a HMO

Planning consent has been obtained – ref BH2020/01609 – to demolish the existing building and replace with a new 10 en suite bedroom House in Multiple Occupation (HMO).

The scheme also provides 2 communal kitchen / dining / lounge areas, bike store, parking and roof terrace. Plans for this scheme are provided.

Full details of the planning consent can be obtained from Brighton & Hove Council's website.





25 Freehold Terrace
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Terms

The property is offered for sale with the benefit of vacant possession on completion.

Offers are invited in the region of £750,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, 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

Please contact the sole agents Flude Property Consultants:

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01273 727070

Aaron Lees
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01273 727070

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May 2021

