



FOR SALE

28-29 Ship Street
Brighton, East Sussex BN1 1AD



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Key Features

- Prime City Centre freehold opportunity in the Laines district
- Arranged over ground, first and second floors (lower ground floor unseen)
- Offered with Vacant Possession
- Ground floor with wide retail frontage and two access points
- Nearby occupiers include The Ivy, Patty & Bun, Timberland & Ask Italian
- Freehold – Offers in excess of £750,000





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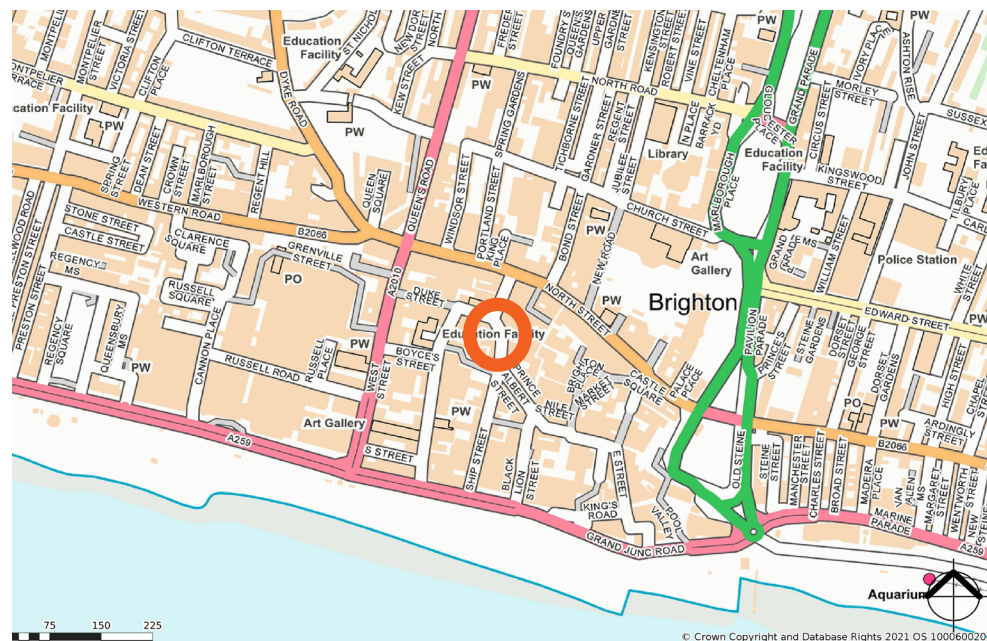
Location & Accommodation

The property occupies a prominent position on the junction of Ship Street and Duke Street. Ship Street is one of Brighton's most established and sought after shopping thoroughfares. The property is located near to The Ivy restaurant and other nearby occupiers include Heals, Patty & Bun, Browns Restaurant and Dr Martins.

The property comprises a three storey building consisting of a ground floor sales area with additional storage and WC at the rear and first and second floors for ancillary storage/office areas. The lower ground floor has been unseen.

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

Area	Sq Ft	Sq M
Ground	744 sq ft	69.09 sq m
First	715 sq ft	66.47 sq m
Second	509 sq ft	47.33 sq m
Lower ground	TBC	TBC
Total	1,969 sq ft	182.89 sq m





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Rateable Value

Rateable Value 2017: £51,500.

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

EPC

TBC within the Old Town Conservation Area.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

The property is Grade II listed and within the Old Town Conservation Area.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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Brighton Central



50 metres



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Tenure

Freehold

Terms

For sale with vacant possession with offers invited in excess of £750,000 (seven hundred and fifty thousand pounds).

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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May 2021

