



FOR SALE

51 Norfolk Square
Brighton, East Sussex BN1 2PA



Key Features

- Established and central commercial and residential location
- Commercial investment to ground and lower ground floors. Development/letting opportunity to the upper floors
- Within 350 metres of the seafront
- High footfall and major thoroughfare area
- Attractive location overlooking Norfolk Square gardens with superb views to the sea

Location & Situation

The property is situated on the Hove / Brighton boundary and immediately north of Norfolk Square, approximately one mile west of Brighton city centre and at the western end of Western Road, which is one of Brighton & Hove's main retailing and commercial thoroughfares.

The seafront is just 350 metres to the south.

Brighton Station is approx 1km to the north east. There are a wide array of shops, restaurants, services in the immediately surrounding area.





Description & Accommodation

The property comprises a mid-terraced period building with accommodation arranged over ground, basement and 3 upper floors. The ground and basement floors are self-contained and currently let to a restaurant operator. The 3 upper floors are accessible from the rear. They have been used until recently as a language school.

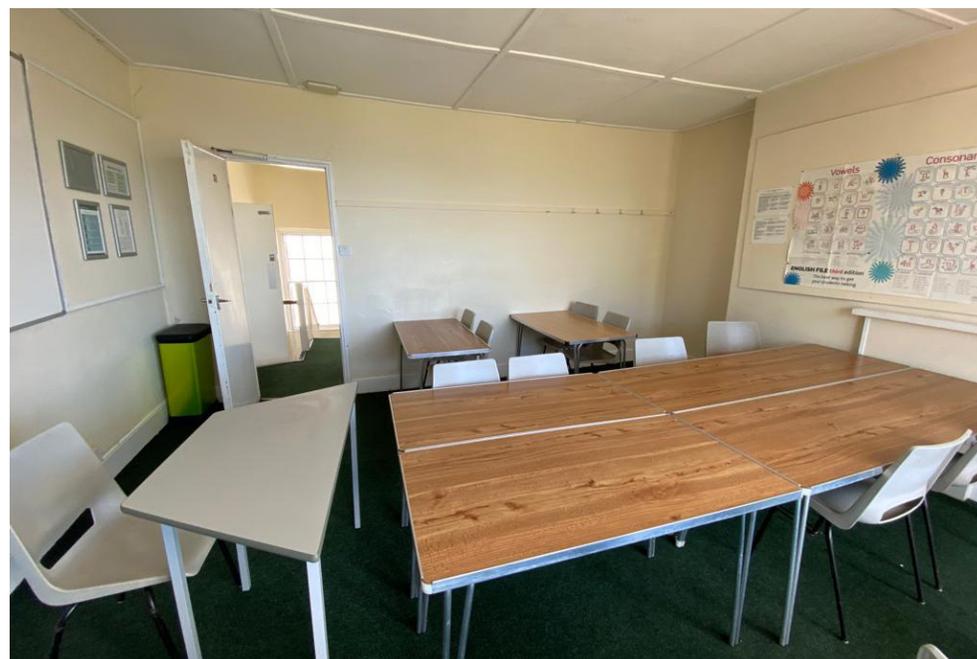
The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground	528 sq ft	49.08 sq m
Lower ground	273 sq ft	25.38 sq m
Total	801 sq ft	74.46 sq m

Upper floors	Sq Ft	Sq M
First	414 sq ft	38.50 sq m
Second	417 sq ft	38.70 sq m
Third	409 sq ft	38.01 sq m
Total	1,240 sq ft	115.21 sq m

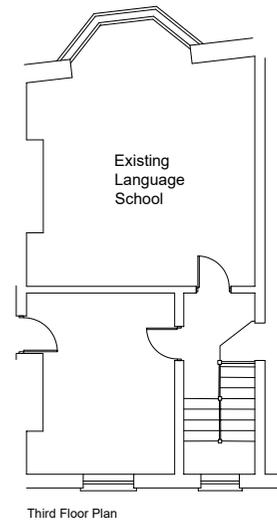
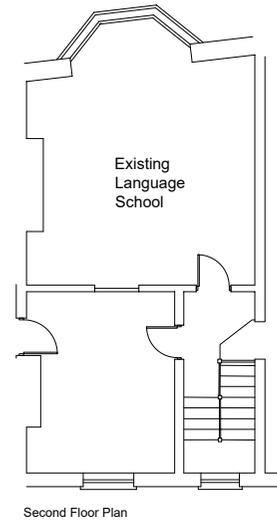
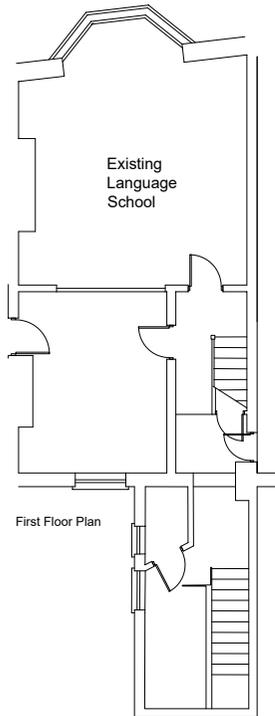
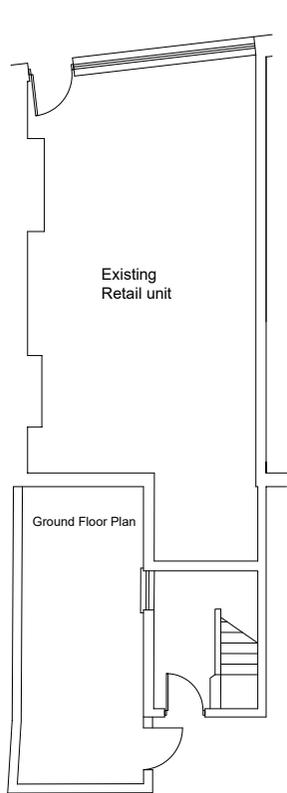
Planning

The ground and basement floors have been used for restaurant / café purposes for many years and should therefore have an established E use class under the Use Classes Order 2020. Reference BH2022/00427 – to convert from a language school (use class F1) to residential to provide 3 studio flats.





EXISTING FLOOR PLAN



Front Elevation of 51 Norfolk Square



General Notes

Preliminary

No.	Revision/Issue	Date

Architecture Ltd
 Horsham Road
 Worthing Lane
 Ringmer, LEWES
 East Sussex, BN16 5SN
 Telephone: (07534) 419 341
 email: admin@architects.co.uk

Client:

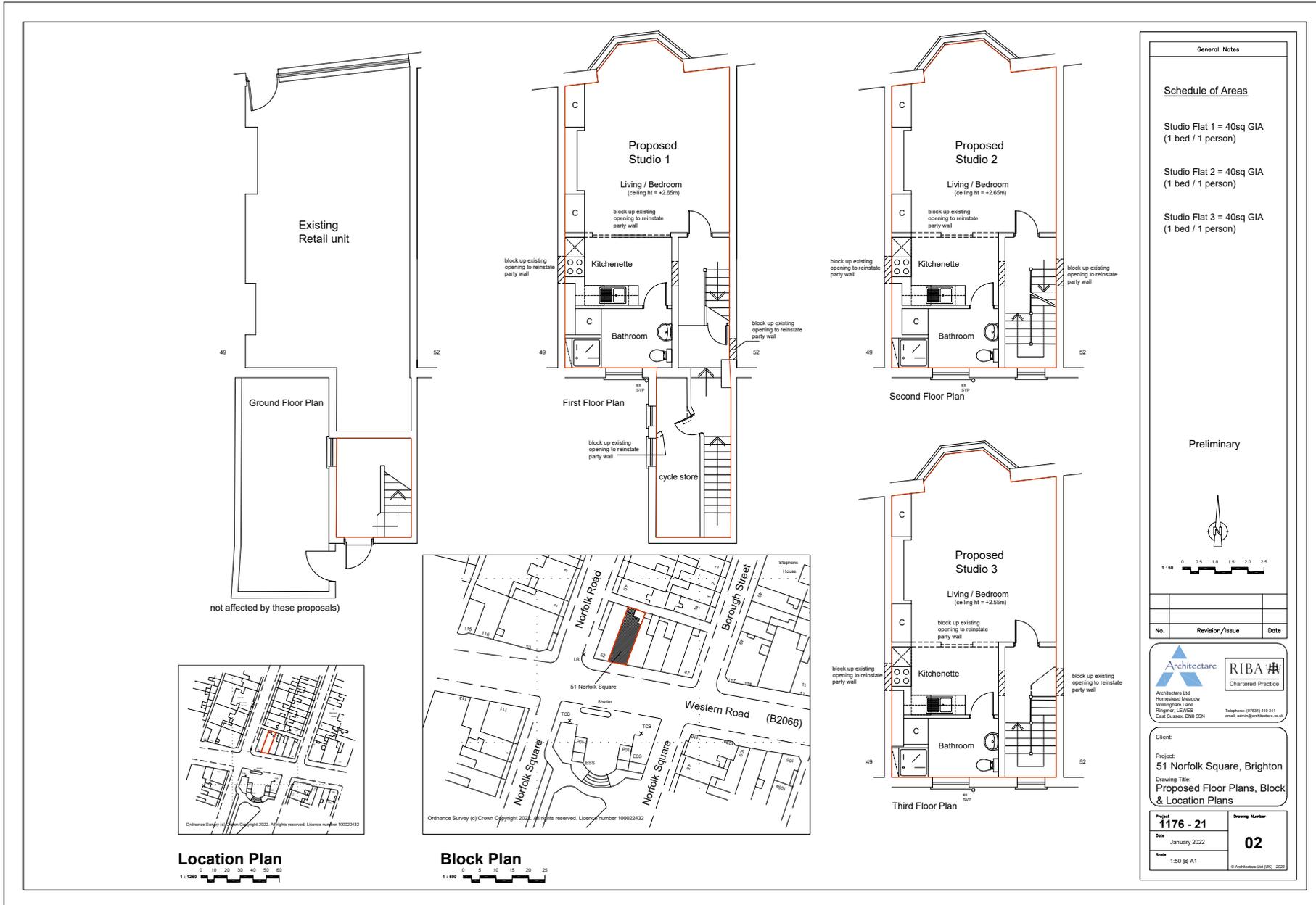
Project:
51 Norfolk Square, Brighton

Drawing Title:
Existing Floor Plans

Project 1176 - 21	Drawing Number
Date January 2022	01
Scale 1:50 @ A1	© Architects Ltd (UK) - 2022



PROPOSED FLOOR PLAN



General Notes

Schedule of Areas

Studio Flat 1 = 40sq GIA
(1 bed / 1 person)

Studio Flat 2 = 40sq GIA
(1 bed / 1 person)

Studio Flat 3 = 40sq GIA
(1 bed / 1 person)

Preliminary

No.	Revision/Issue	Date

Architect

RIBA Chartered Practice

Architecture Ltd
Homestead Meadow
Willingham Lane
Brighton, LEWES
East Sussex, BN1 6SN

Telephone: (07734) 413 341
email: admin@architects.com

Client:

Project:
51 Norfolk Square, Brighton

Drawing Title:
Proposed Floor Plans, Block & Location Plans

Project 1176 - 21	Drawing Number 02
Date January 2022	
Scale 1:50 @ A1	

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EPC

Ground and lower ground floors EPC rating of D (80).
Upper floors EPC to be confirmed.

Tenure

Freehold.

The ground and lower ground floors are let to a private individual who operates a Turkish restaurant. The lease is for a term of 10 years from 22 March 2021 at a rent of £28,000 per annum. There is a rent review at the end of the 5th year of the term. The tenant has been in occupation for approximately 7 years and a 6 month rent deposit in held.

The upper floors are offered with vacant possession.

Terms

For sale with offers invited in excess of £900,000 (nine hundred thousand pounds).

Legal Fees & VAT

Each party to bear their own legal costs incurred.

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

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June 2022

