



113 St George's Road  
Brighton BN2 1EA

**FREEHOLD  
FOR SALE**

**MIXED USE FREEHOLD FOR SALE**  
136.14 SQM (1,465 SQ FT)

**Key Features:**

- Well Presented self-contained 2-bedroom flat
- Vacant ground floor and basement retail unit
- Popular Kemp Town Location
- Retail Unit could be available to buy separately
- Close to Brighton College and Royal Sussex County Hospital
- Freehold £575,000





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## Location

The property is located in the popular Kemp Town area of Brighton and is situated within the principal commercial area of St George Road.

The immediate vicinity is characterised by mainly residential, retail, café and restaurant uses. The Royal Sussex County Hospital and Brighton College are located close by to the north.

Nearby occupiers include, Boots Pharmacy, Co-op Food, Age UK, Leaders and numerous independent retailers.

## Accommodation

The property comprises of a mid-terrace period building with a self-contained ground floor and basement retail unit, which until recently has operated as an estate agent.

The first and second floor comprises of a self-contained 2-bedroom flat, with reception room, kitchen and bathroom, currently used for holiday lettings.

We have measured the existing accommodation to have the following approximate Net Internal floor areas:

	Sq Ft	Sq M
Retail Ground Floor	372	34.56
Retail Basement	296	27.48
Flat - 1st Floor	431	40.00
Flat - 2nd Floor	367	34.10
<b>Total</b>	<b>1,465</b>	<b>136.14</b>

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.

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.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## EPC

Retail: TBC

Flat: D

## Planning

A new Use Classes Order (UCO) came into effect on 1 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 first and second floor flat is currently C3 use class.

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

The property is located within the East Cliff Conservation Area.

## Terms

The freehold interest is offered for sale at £575,000 however the retail unit could be sold separately.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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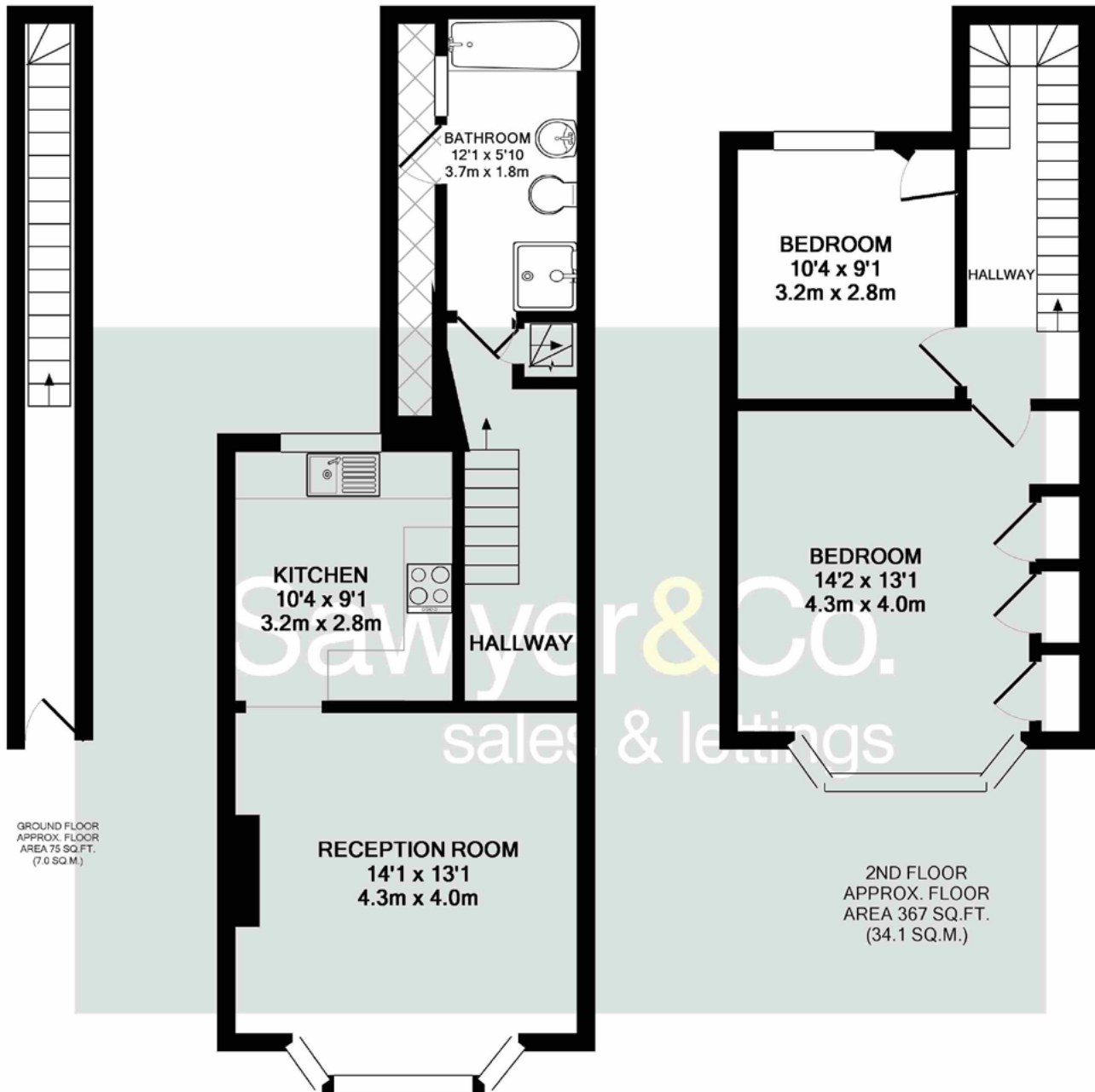
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GROUND FLOOR  
APPROX. FLOOR  
AREA 75 SQ.FT.  
(7.0 SQ.M.)

RECEPTION ROOM  
14'1 x 13'1  
4.3m x 4.0m

KITCHEN  
10'4 x 9'1  
3.2m x 2.8m

HALLWAY

BATHROOM  
12'1 x 5'10  
3.7m x 1.8m

BEDROOM  
10'4 x 9'1  
3.2m x 2.8m

HALLWAY

BEDROOM  
14'2 x 13'1  
4.3m x 4.0m

2ND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

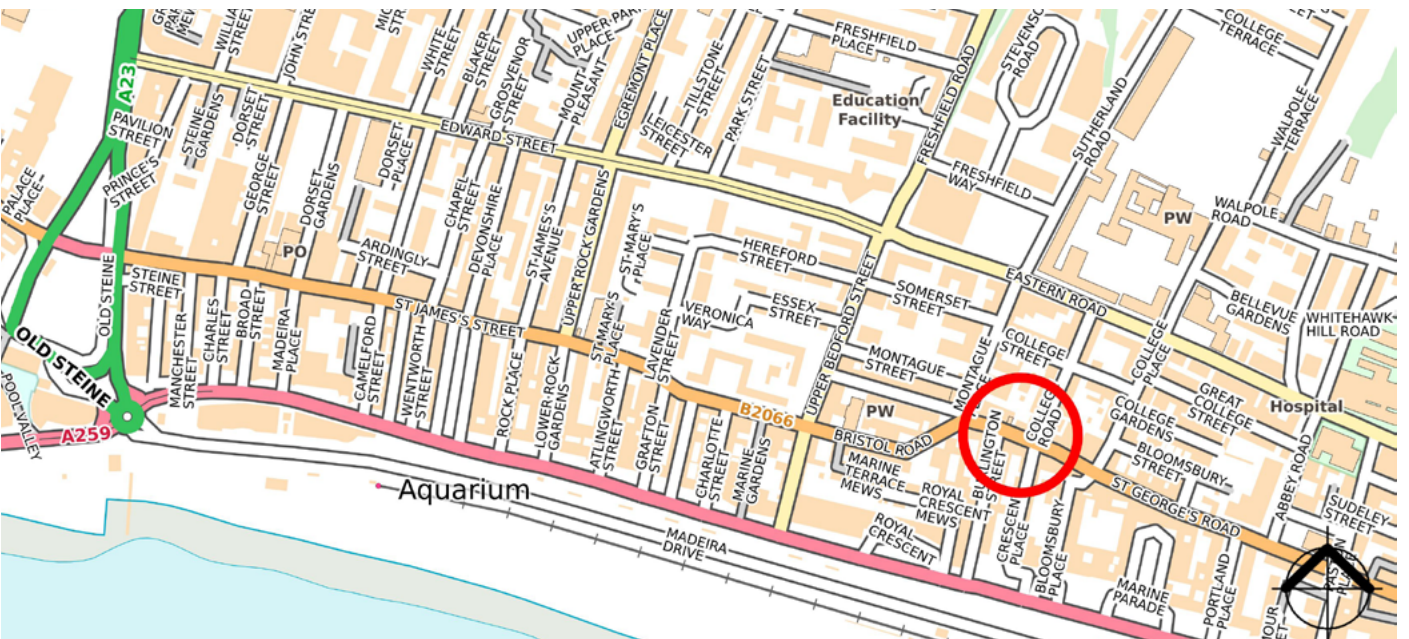
TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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