



FOR SALE / TO LET

**10 Boyces Street
Brighton BN1 1AN**



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Key Features

- City centre location close to The Lanes and Brighton seafront
- Unusual and quirky property
- Most recently used as a recording studio
- The two top floors have been sound proofed
- Freehold For Sale at £195,000, or
- To Let at £11,000 per annum

Location

The property is in Boyces Street, in central Brighton, to the east of West Street and a short distance from The Lanes in the west. West Street is a popular area for bars and restaurants, with Duke Street and Ship Street to the north and west offering a more traditional retailing experience, alongside restaurants, coffee shops and bars. Boyces Street has several occupiers including Fiddlers Elbow (Pub), Thai Spice Restaurant, The Coal Shed (Restaurant) and Dead Slow Tattoo.

The property is situated in the 'Old Town' conservation area.





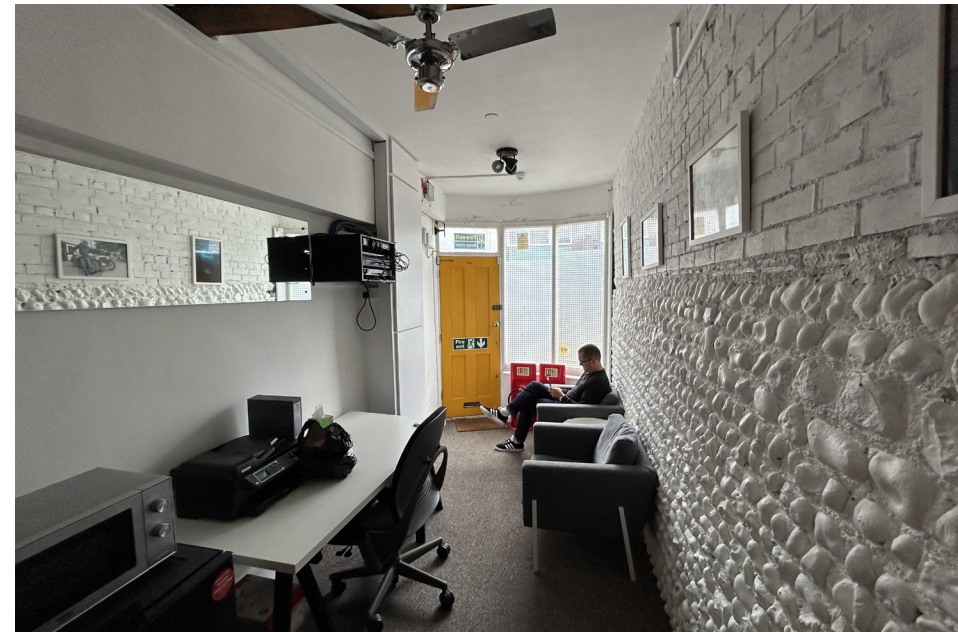
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Accommodation

The property comprises a three-storey mid terrace building currently used as a recording studio.

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Ground	117	10.90
First	72	6.70
Second	98	9.13
Total	288	26.73



Rateable Value

Rateable Value 2023: £6,900

EPC

We understand the property to have an EPC rating of C (58).





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Planning

Planning consent was granted in 2004 (BH2004/02757/FP) for change of use from retail to media/film studio and ancillary offices (B1).

A new Use Classes Order was introduced in September 2020. We understand that the premises benefits from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is offered for sale or to let on the following terms:

- For Sale £195,000
- To Let £11,000 per annum on a new full repairing and insuring lease for a term to be agreed.

Legal Fees & VAT

Each party to bear their own legal costs incurred. Rents and prices are quoted exclusive but may be subject to VAT.

Anti Money Laundering Regulations

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.



For Further Information

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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.

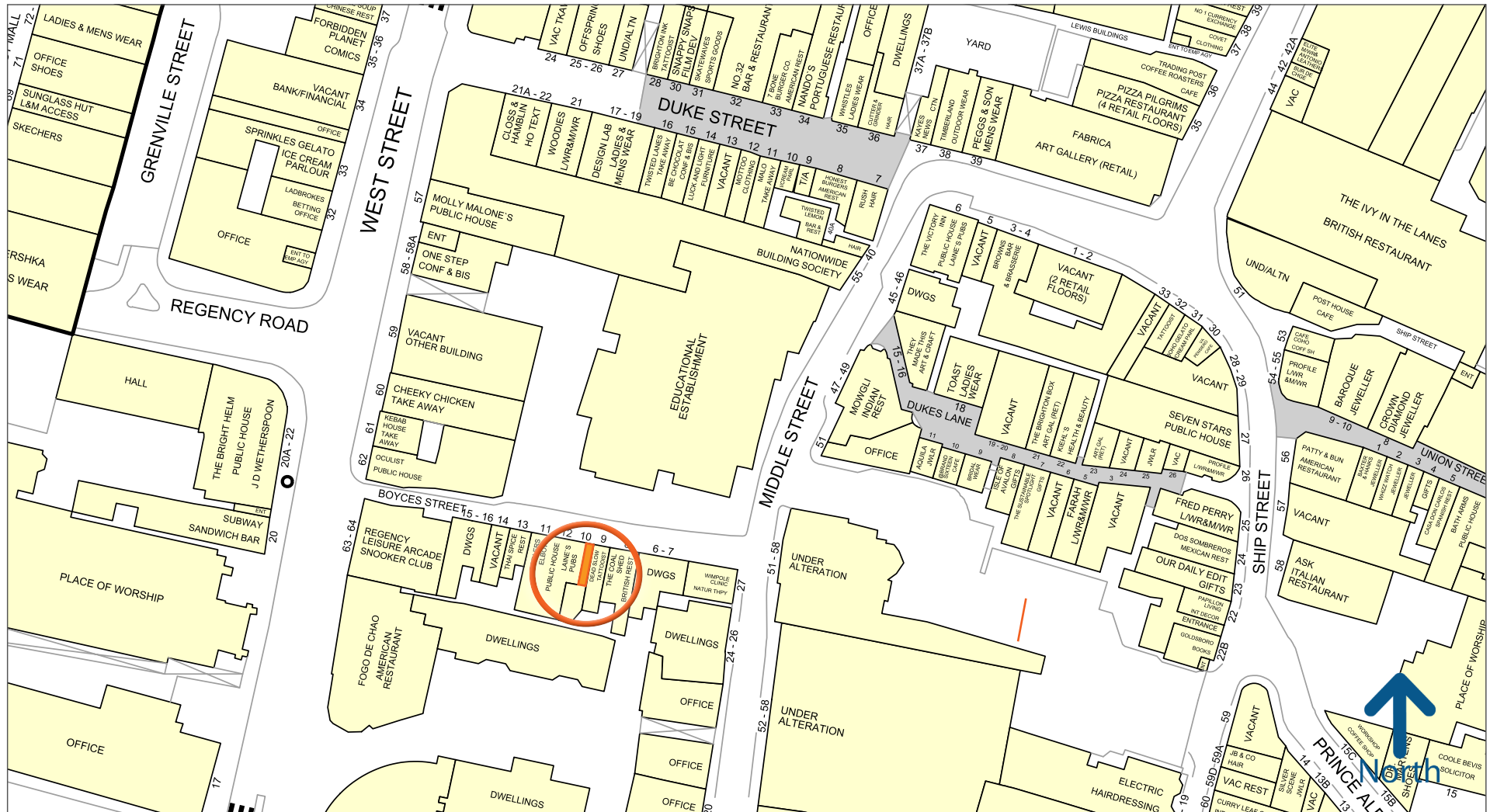
Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect 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.





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50 metres



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