



FOR SALE

**5 Marlborough Place
Brighton BN1 1UB**



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Key Features

- Comprising a 5 storey mid terraced period property
- Currently arranged as offices ground through 3rd floor
- With a residential flat located over the top floor, and ancillary basement storage space
- Period style building with original features
- Situated in the Valley Gardens Conservation Area
- Suitable for either ongoing commercial use (Class E) or redevelopment / conversion to residential use (STNC)
- To be sold with the benefit of vacant possession

Location

Marlborough Place is located close to Brighton's core commercial district, on the Eastern fringe of the popular North Laine area.

The premises are situated on the southern side of Marlborough Place, approximately 0.4 miles north of the pier and approximately 0.5 miles south east of Brighton station.





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Description & Accommodation

The building comprises a five-storey, mid terraced period property arranged as offices over ground through 3rd floor, with a residential flat situated over the upper floor.

There are WC facilities situated to the rear of the ground floor, and also on the half landings between the 2nd & 3rd floors. There is also a basement providing ancillary storage space and access onto a rear yard.

The overall condition the property is now rather dated and in need of some improvement.

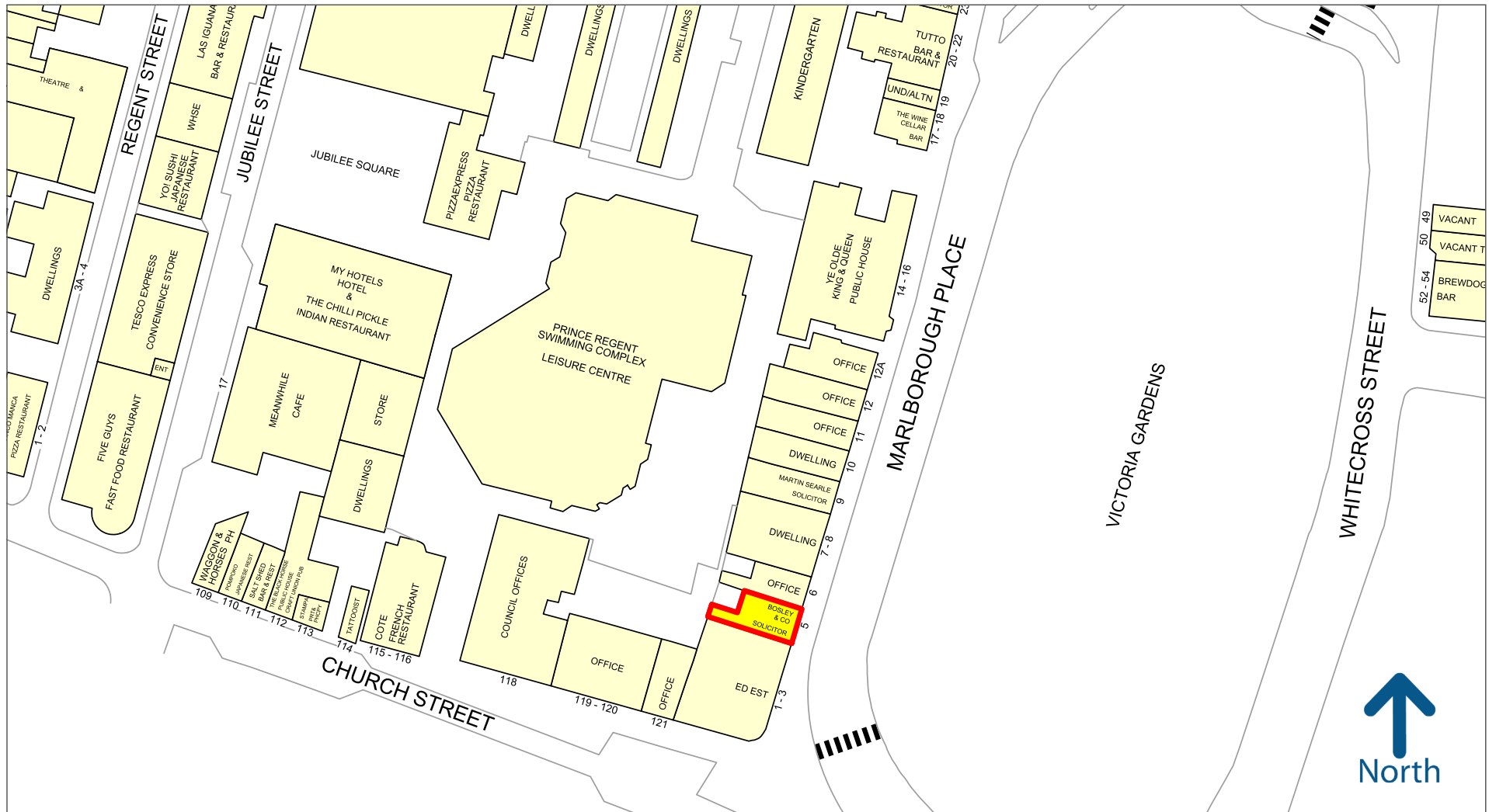
The property has the following approximate Net internal areas:

	Sq Ft	Sq M
Basement	683	63.42
Ground Floor	657	61.08
First Floor	839	77.91
Second Floor	633	58.78
Third Floor	646	60.02
Fourth Floor	601	55.84
Total	4,059	377.04





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50 metres



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Created By: Flude Property Consultants

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EPC

We understand this property has an EPC Rating of D - 88.

Planning

We understand that the premises benefit 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

Offers invited in the region of £795,000 for our clients freehold interest

Business Rates

Rateable Value (2023):

£36,250 offices & premises (basement, 1st, 2nd and 3rd floors)

VAT & Legal Fees

We understand the property is not elected for VAT.

Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact joint agents Flude Property Consultants:

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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.

