



**FOR SALE**

102 Gloucester Road  
Brighton, East Sussex, BN1 4AP



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## Key Features

- Prominent corner unit exposed to high levels of foot fall
- Unique opportunity with various income streams
- Shop part offered with vacant possession
- Three other income producing parts with combined income of £34,800 per annum
- Includes a residential flat
- Freehold For Sale - £765,000





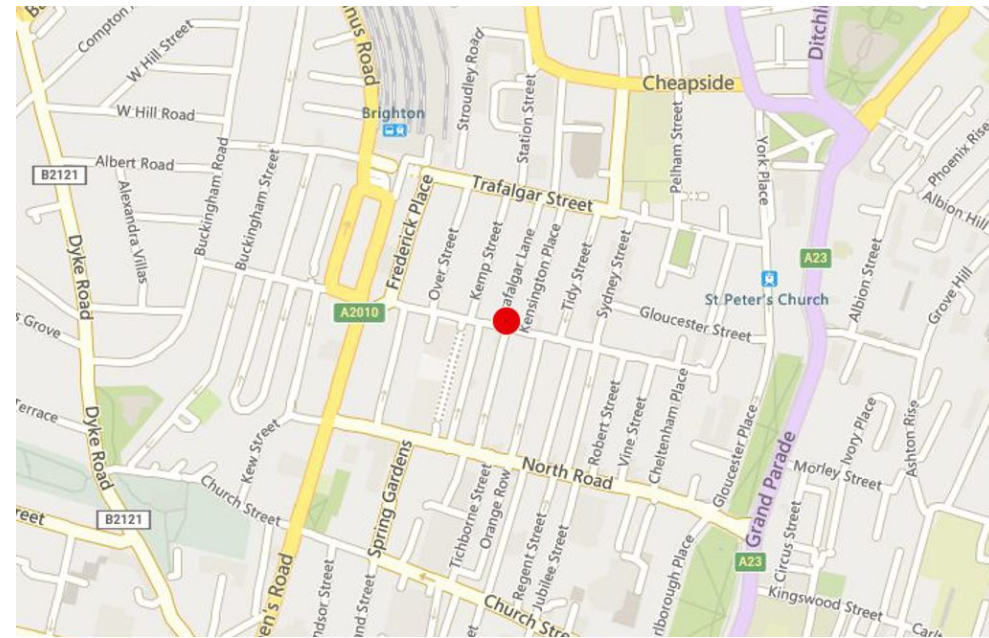


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## Location & Situation

The property is situated in the heart of Brighton's famous North Laine area on the corner of Gloucester Road and Tidy Street.

This area is home to numerous independent cafes and shops, and just a short walk from Brighton railway station, The Lanes, the seafront and Churchill Square shopping centre.





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## Description & Accommodation

The property is formed of four separate self contained parts. These comprise a corner retail shop, separate self contained ground floor unit, a basement unit and first floor flat one bedroom / studio flat.

Each unit has its own lockable separate access and WC.

Area	Sq Ft	Sq M
102 Gloucester Road	331	30.75
102a Gloucester Road	134	12.45
Basement unit, 102 Gloucester Road	226	21
First Floor, 102 Gloucester Road	444	41.25
Total	1,135	105.44







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## EPC

We understand the commercial part of the property has an EPC rating of D.

The residential part of the property has an EPC rating of E.

## Planning

This is a mixed use property with a mixture of retail (Use Class E) and residential (C3).

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

The property is located within the 'North Laine Conservation Area'.





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## Tenancy

102 Gloucester Road - the main shop on the corner of Gloucester Road and Tidy Street, is currently occupied by our client and would be offered with vacant possession.

102a Gloucester Road - This is let by way of a lease dated 27/08/2025 on a rolling monthly term which can be terminated by either party upon a 30 day written notice to other party, with an annual annual rent of £9,000 per annum.

Lower Ground Floor, 102 Gloucester Road - currently a barber who are in occupation on a rolling monthly notice lease, however we understand they are due to sign a new lease on the same basis paying £11,400 per annum.

First Floor Flat - The tenant here occupies the flat via an assured short term tenancy (AST) dated 27/08/2025 with a rolling month by month tenancy basis, paying £14,400 per annum.







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## Terms

Freehold for sale - £765,000

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive but may be subject to VAT.

## Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



## Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas  
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01273 740398

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.

19 September 2025

