



FOR SALE

**31 North Road
Brighton BN1 6SP**



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Key Features

- Corner position
- Located within the popular North Laine area
- Long standing tenant
- Rear garage

Location

The property occupies a corner position on the southern side of North Road at its junction with Tichborne Street, in the North Laine district of Brighton.

North Road runs in a west/east direction from Queens Road to link with the main shopping streets of the North Laine, which is an eclectic speciality shopping area that is popular with both visitors to the city and locals. It is situated just to the west of the city's Cultural Quarter, in which the Royal Pavilion and The Dome entertainment complex are situated.

Tichborne Street is a predominantly residential street, with a substantial office building at its southern end.





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Description & Accommodation

The property is an end of terrace building with commercial accommodation to the ground and lower ground floors and a self-contained maisonette (sold on a long lease) to the upper floors.

The ground floor comprises a retail shop fronting onto North Road with a return display frontage onto Tichborne Street. There are WC and tea-making area to the rear and a staircase at the front giving access to basement studio space.

The basement comprises studio space with natural light from a pavement light and a rear courtyard. There is a separate WC, a tea-making area and an under-pavement vaulted area.

There is a garage / external store the rear of the property, which is accessed from Tichborne Street and used for storage purposes.

The commercial element has the following approximate Net internal areas:

	Sq Ft	Sq M
Ground Floor	429	39.89
Basement	528	48.97
Garage	153	14.20
Total	1,109	103.06





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Tenancies

Ground Floor, Basement & Garage

FRI on a lease from 10.6.2019 expiring 30.6.2028
at a passing rent of £20,314 per annum (from
1.11.2025)

Maisonette

Held by way of long lease expiring 24.12.2176 at a
peppercorn rent

Business Rates / Council Tax

Shop & Premises - Rateable Value (2023): £11,250

Maisonette - Council Tax Band C

EPC Ratings

Shop & Premises - C

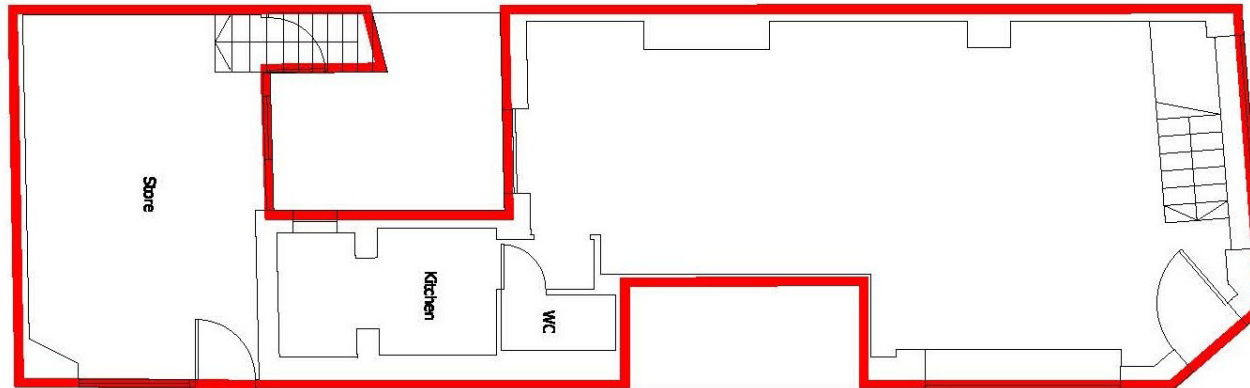
Maisonette - E



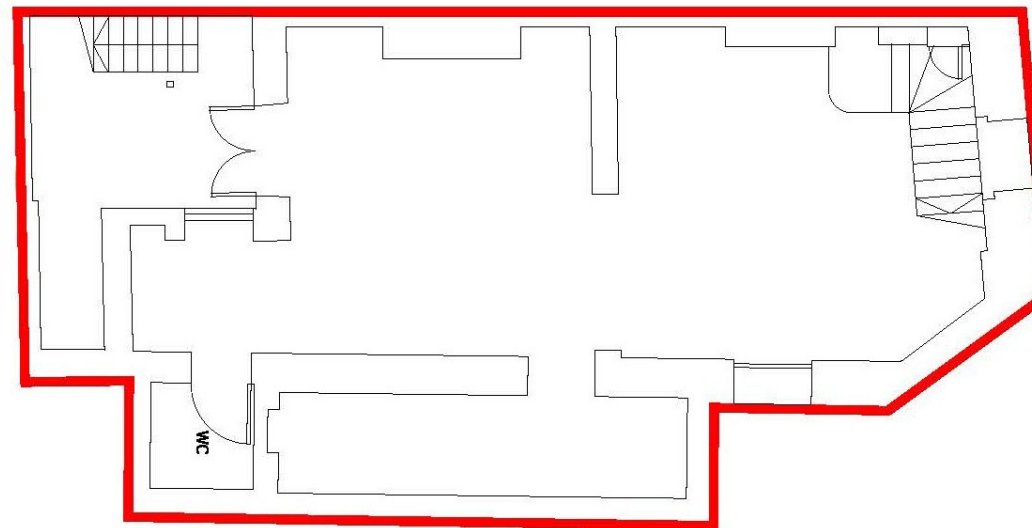


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GROUND FLOOR



BASEMENT





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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

For sale with a guide price of £285,000

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.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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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.

