



FOR SALE

107-108 St. Georges Road
Brighton, East Sussex, BN2 1EA



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Key Features

- Mixed residential and commercial use investment property
- Providing an opportunity to add value through active asset management
- Situated in the popular St Georges Road area of Kemp Town, Brighton
- Comprising retail/ cafe premises over ground floor and a 6 bed HMO / flat over the uppers
- Secure rear courtyard and storage area
- Located within close proximity of Royal Sussex Hospital and the seafront
- To be sold with vacant possession of the residential parts
- Freehold for sale with offers in excess of £750,000.



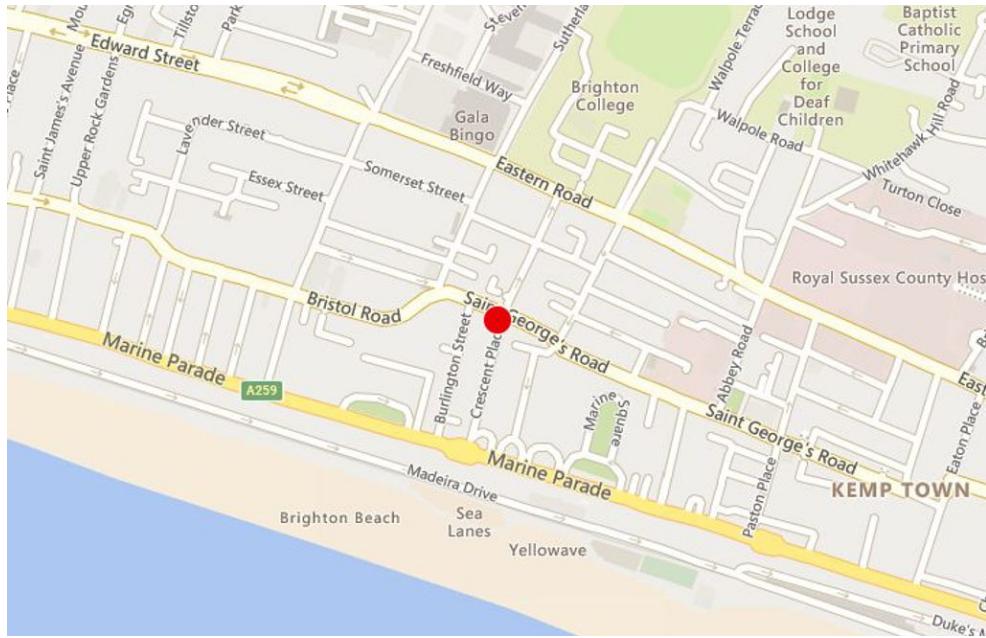


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Location & Situation

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

The immediate vicinity is characterised by a mix of residential, retail and restaurant uses, together with a diverse range of hotels, B&B's and other types of short stay accommodation. The Royal Sussex County Hospital and Brighton College are located close by to the north. Nearby occupiers include Co-op and numerous other independent retailers,





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Description

Mixed use investment Property FOR SALE

The building comprises an attractive double fronted period property arranged as retail premises over the ground and lower ground floor, with ancillary storage accommodation, and a 6 bedroom HMO / flat arranged over the upper 2 floors, together with a lounge and shared kitchen and bathroom facilities.

The property has been well maintained by the current owner and with the residential parts having recently been redecorated throughout, together with the installation of new carpeting. The front bay sash windows have been fully refurbished, and a new fire alarm system has been installed to comply with the latest Fire Risk Assessment.

We understand the commercial parts to have the following approximate Net Internal Areas:

Ground floor (retail) 65.21 sq m 702 sq ft

Lower ground (retail) 49.51 sq m 533 sq ft

Upper parts (residential) 132 sq m 1,421 sq ft

Total 247 sq m 2,656 sq ft





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EPC

Ground & lower ground = C

Upper parts = E



Planning

The ground and lower ground floors are consented for retail use falling within use Class E.

The upper parts are licensed and consented for use as a six bedroom HMO premises.





Tenancy

The ground and lower ground floor parts are let to a independent cafe operator who have been successfully trading from the premises for over 15 years.

The lease is an effective full repairing and insuring lease, granted outside of the 1954 Landlord & Tenant Act expiring in March 2031, at a passing rent of £30,250 per annum, and subject to a rent review in March 2027.

The HMO / residential parts are to be sold with the benefit of vacant possession in order to allow the buyer to manage the letting of the accommodation as they see fit.

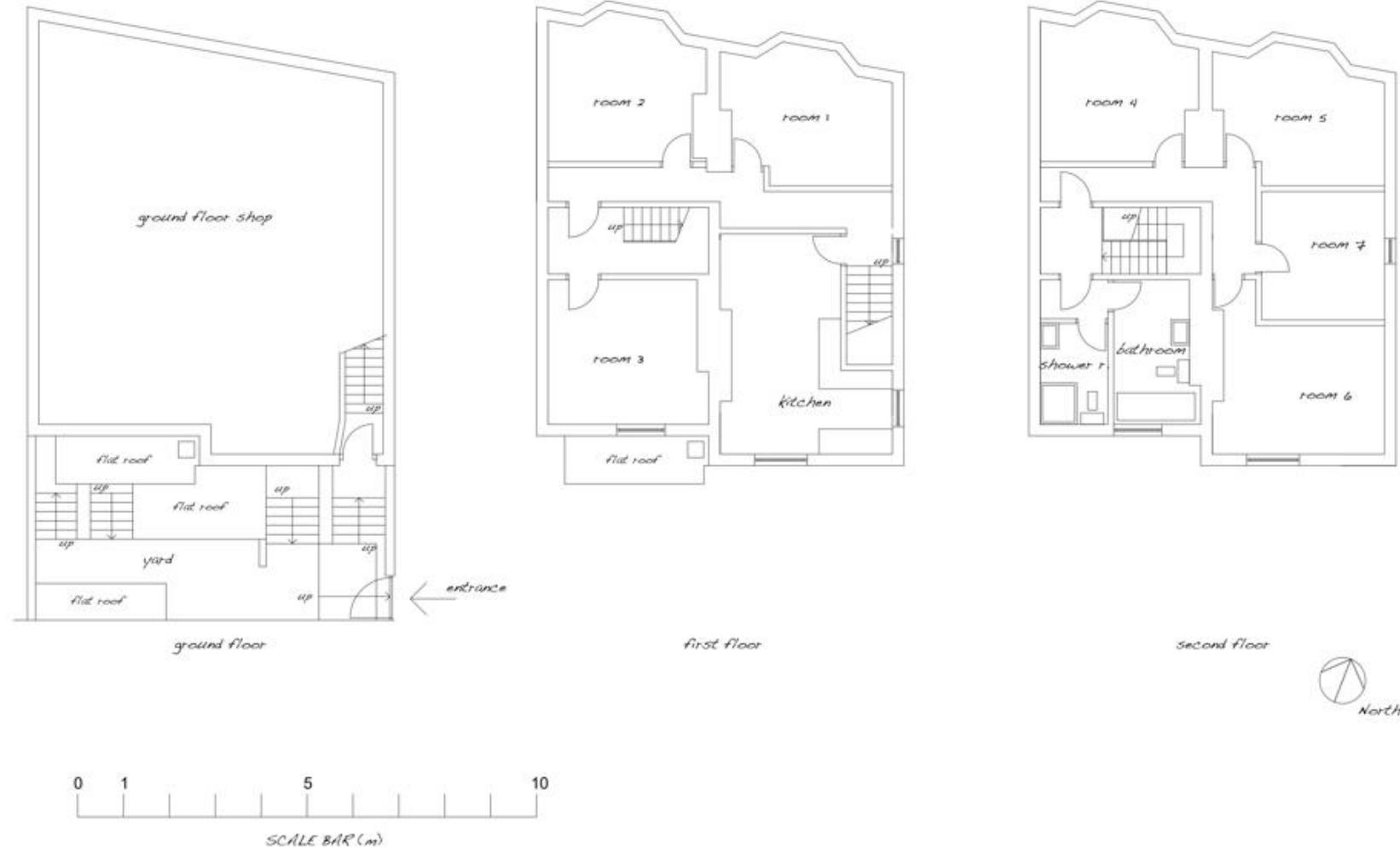
We understand the accommodation was previously let to 6 tenants at £585 per room, per month, providing an annual rental of £42,120 pa

The total annual rental income achievable therefore is in the region of £72,370 per annum





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FLOOR PLAN For identification purposes only.



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Terms

We have been instructed to seek offers in excess of £750,000 (seven hundred and fifty thousand pounds) for our client's freehold interest.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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6 January 2026

