



6/6A Trafalgar Street  
Brighton, BN1 4EQ

**FOR SALE**

## Mixed Use North Laine Investment

### Key Features:

- Sought after North Laine location
- Well maintained building
- Separate two bedroom flat
- Restaurant let at £15,600 per annum
- Freehold £550,000





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## Location

The property is situated in the popular and highly sought after North Laine area of Brighton and occupies a position near to Sydney Street which is one of the primary retailing thoroughfares.

The North Laine comprises a variety of independent and specialist retailers.

## Description

The property is arranged as four storey mid terrace building. There is a self-contained restaurant on the ground and lower ground floor, and a two bedroom flat over the first and second floors.

## Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

| Area         | Sq Ft | Sq M  |
|--------------|-------|-------|
| Ground Floor | 433   | 40.23 |
| Basement     | 384   | 35.67 |
| Total        | 1,718 | 159.6 |

## EPC

Ground and lower ground floor - B valid until  
04/06/2035

1st and second floor flat - D valid until 31/05/2036

## Planning

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

## Terms

Freehold for sale subject to the benefit of the existing leases with a guide price of £550,000.

## Terms

The ground and lower ground floor are let on a lease dated 11/06/2026 for a 10-year term, with a tenant only break and rent review at the end of year 5. The passing rent is £15,600 per annum.

The first and second floor flat is currently vacant and about to be offered with a guide rent in the regio of £1,400 pcm.

## Business Rates

6A Trafalgar Street - Council Tax Band A.

Rateable Value (2026): £13,000

Occupiers will pay approximately 38% of this per annum.

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.

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.

19 June 2026

## Viewings and Further Information

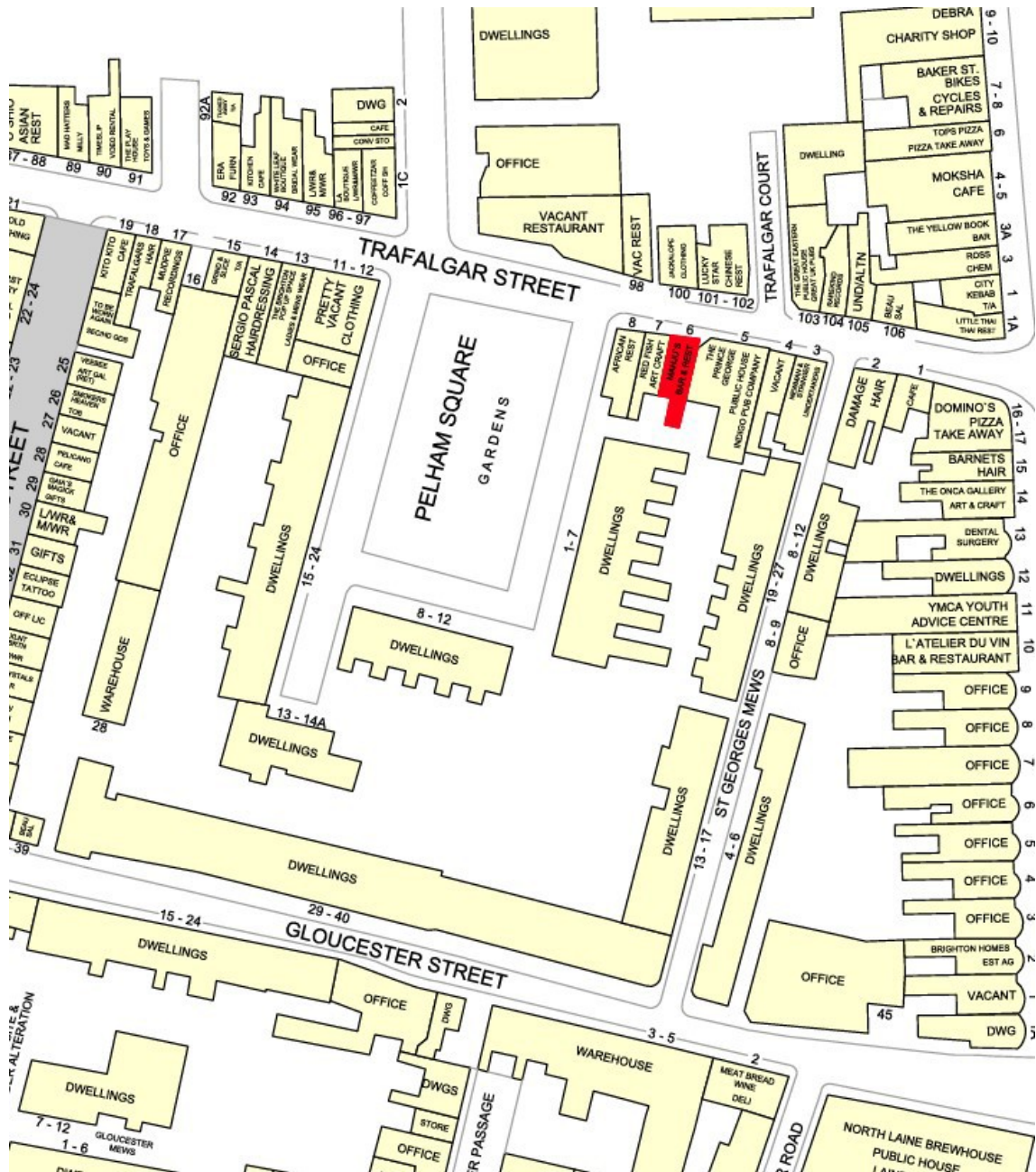
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GOAD Map



For identification purposes only.