



38-42

BRUNSWICK STREET WEST
BRIGHTON BN3 1EL

FREEHOLD COMMERCIAL PROPERTY FOR SALE WITH VACANT POSSESSION



BIMM
INSTITUTE



UNITS 2-4

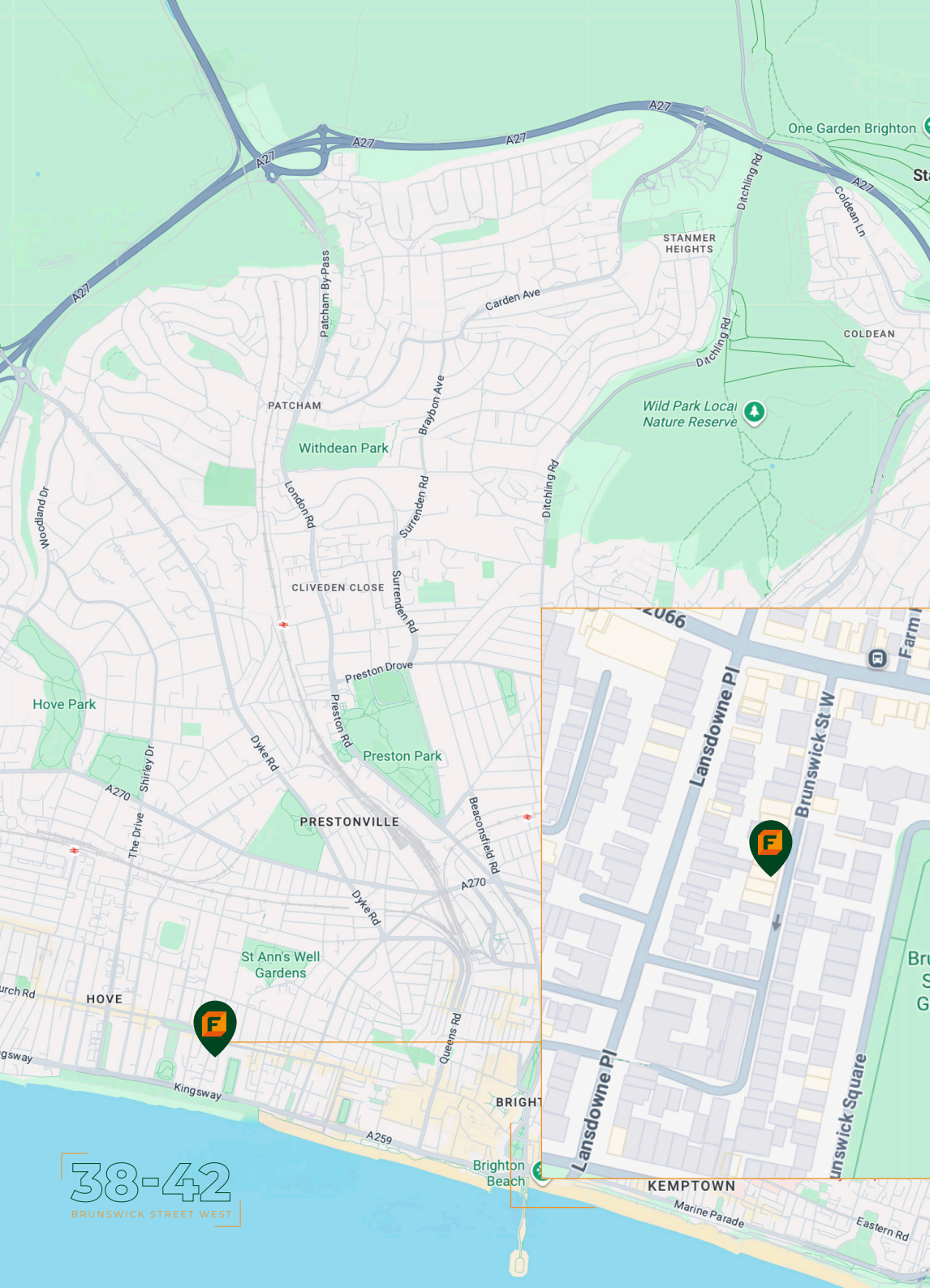
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KEY FEATURES

- ▣ Comprising a semi-detached commercial property made up of three interconnecting units
- ▣ Arranged over Ground, First and Second Floors
- ▣ With adjacent secure parking / hard standing area
- ▣ Located in a thriving mixed commercial and residential area of Brighton & Hove
- ▣ To be sold with the benefit of vacant possession
- ▣ Currently fitted as a specialist education facility
- ▣ Flexible accommodation with potential for conversion for alternative uses, STP
- ▣ Of interest to owner occupiers, investors and developers
- ▣ Seeking offers in excess £1.5M for the freehold interest





LOCATION

The property is situated between Brighton city centre and Hove approximately 1 mile between Brighton and Hove stations. Brighton is a vibrant coastal city known for its diverse culture, historic landmarks. It is a popular destination for leisure, tourist and business visitors. There are two universities in the town being Brighton University and the University of Sussex.

Brunswick Street West occupies a prominent and highly sought-after position in central Hove, forming part of the established Brunswick Town area situated between Church Road and the seafront. The location combines a strong residential setting with an increasingly diverse mix of independent cafés, restaurants, leisure and commercial occupiers, creating a vibrant and attractive environment for both businesses and their teams.

THE BUILDING

The building comprises a semi-detached brick-built property made up of 3 interconnecting units with triple pitched corrugated insulated roofs. It has part double glazing and secondary glazing, heating/cooling and an accessible lift. It is fitted by the current occupiers for its purpose as an educational facility for the teaching of music. It has several study areas with additional specialist teaching rooms. Externally there is an area of parking/hardstanding.

FLOOR AREAS

DEMISE	NIA (SQ FT)	NIA (SQ M)
Ground Floor	4,055	376.7
First Floor	4,055	376.7
Total	8,110	753.4
Parking/yard	2,245	208.5





PLANNING

On 12 August 2004 planning consent was granted for Units 2, 3 & 4, 38-42 Brunswick Street West, Hove for a change of use from light industrial units to music college (D1) with renewed windows, roof coverings and entrance. Application reference BH/2004/01745/FP. The property sits within the Brunswick Town Conservation Area.

EPC

The property has an EPC rating of **C**

VAT

The property is not elected for VAT.

PROPOSAL

We are instructed to invite offers for the freehold interest with the benefit of vacant possession.

PRICE

We are instructed to invite offers in excess of **£1,500,000** for our client's freehold interest.

All offers will be considered by the Vendors. Please note the vendors will be under no obligation to accept any offer or the highest offer. The vendor reserves the right to negotiate with any bidder or withdraw from the sale process at their sole discretion.

CONTACT

Should you require any further information please contact:

Ed Deslandes

Email: e.deslandes@flude.com

Tel: 01273 727070

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupants.

MONEY LAUNDERING

Money Laundering Regulations require Flude Property Consultants to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.

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