

CITY CENTER FREEHOLD INVESTMENT

Carr & Priddle
PROPERTY MATTERS



12 PRINCE ALBERT STREET BRIGHTON BN1 1HE

- REAR FREEHOLD IN PRIME LOCATION
- E CLASS UNIT AND TWO BED MAISONETTE IN THE SOUTH LAINES
- SUITABLE OWNER OCCUPIER
- INVESTMENT OPPORTUNITY
- INCOME PRODUCING FROM FLAT £15,000 PER ANNUM
- SUITABLE FOR A VARIETY OF USES (STNC)

LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

12 Prince Albert Street is situated on the western side of this main thoroughfare in the city centre close to The Lanes with the seafront a few minutes walk..

The Lanes NCP car park is 2mins (150m). Brighton station is 0.6 miles (13 mins) with regular services to London Bridge and Victoria (54 mins journey time). Churchill Square Shopping Centre is 5 mins walk (300m).

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 1HE.

DESCRIPTION

12 Prince Albert Street comprises a vacant commercial unit with ground floor sales area. Internal staircase leading to lower ground floor arranged as two storage rooms and rear W.C.

The first and second floors comprise a self-contained maisonette comprising two bedrooms, living room, bathroom, kitchen, W.C.

ENERGY PERFORMANCE CERTIFICATE

EPC rating for the ground floor & lower ground floor is D 66 valid till 30th January 2033

The EPC Rating for the two bedroom maisonette is D 66 valid till 28th January 2030

PRICE

Price and terms on application

TENURE

Freehold subject to a long lease on the first and second floors for 99 years from 24th June 1987, 63 years unexpired.

TENANCY

The maisonette is let on an AST at £1,250 per calendar month. The current tenant has been in occupation since 15th March 2019.

VAT

We are advised that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ACCOMODATION	SQ FT	SQ M
Retail Ground Floor	319	29.63
Retail Basement	287	26.66
Two bedroom maisonette		
Total (inc flat)	1671	155.29



BUSINESS RATES

The Rateable Value from April 2024/2025 provided by the Valuation Office Agency www.voa.gov.uk is £24,750.

The Small Business Rate for the current financial year (2023/2024) is 49.9p in the £ making the Rates Payable circa £12,350.

COUNCIL TAX

Top floor maisonette Band C. Apr 2024/25 £1,825.97.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

VIEWINGS AND FURTHER INFORMATION



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