



47 Trafalgar Street, Brighton, BN1 4ED

Offers In The Region Of
£1,500,000

Description

The existing building is an open plan warehouse formed of corrugated steel sheets with a tall, rendered parapet wall to the street elevation. The existing building footprint is circa 475 sq.m. The property offers a unique opportunity to acquire a prime city centre site. The property may suit a variety of commercial uses. The vendors are only interested in unconditional offers for the freehold.

Situation

47 Trafalgar Street is located on the South side of Trafalgar Street, in the North Laine Conservation Area within St Peter's and North Laine Ward. It was formerly in use as a car rental facility ("Thrifty"), assumed to be in use class sui generis and has recently become vacant. The site is located adjacent to the Grade II listed Prince Albert Public House (48 Trafalgar Street) to the West and 45/46 Trafalgar Street to the East, a mixed-use building containing a shop, cafe and multiple dwellings above. The current building is a warehouse set back 6.0m from the frontage of 45/46.

Planning

A planning application was recently submitted to Brighton & Hove Council for the demolition of the existing building and erection of a 4 storey (plus basement) mixed commercial building. Planning was subsequently refused on 2 November 2023 and the owners will be submitting an Appeal. A copy of the application is available upon request. The proposal is for 1357 sq.m. (GIA) of Class E commercial (office/retail) floor space set over 9 units. The third floor would include two holiday let units, both 2 Bedroom of 69 sq.m. and 90 sq.m. The small unit has a roof terrace.

Rateable Value

£48,250

Notes

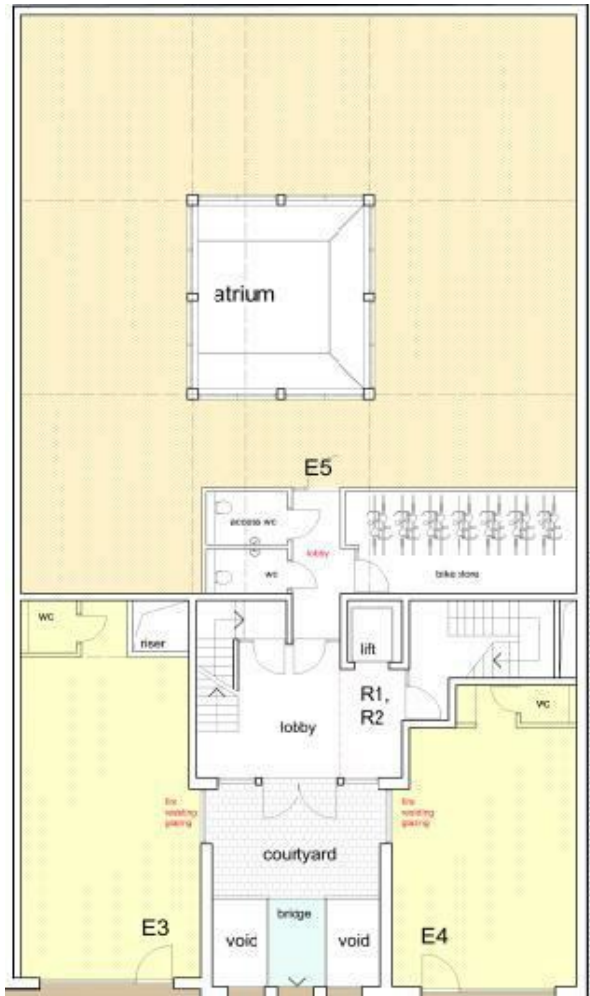
FULL PROPOSED PLANS AND INFORMATION PACK AVAILABLE UPON REQUEST

Freehold - Vacant Possession

Interested parties to satisfy themselves on net/gross floor areas and lettable space.

For further information please contact the sole agents





The indicative floor plan on the left shows the proposed ground floor plan. Full floor plans and further information available on request.

austin gray



Artists Impression

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