



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.

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

Planning was approved on Appeal for the demolition of the existing building and erection of a 4 storey (plus basement) commercial building. The planning application reference is BH2022/O2492. The plans show 1357 sq.m. (GIA) of Class E commercial (office/retail) floor space. A copy of the Appeal Decision (APP/Q1445/W/24/33436O3) dated 20 December 2024 is available upon request and is subject to certain conditions.

In addition to this, planning use was approved for 'Change of use from car rental facility (sui generis) to street-food market' in February 2024 (BH2024/OO453). An alcohol licence was also approved.

Rateable Value

£48,250

Notes

FULL PROPOSED PLANS AND INFORMATION PACK AVAILABLE UPON REQUEST

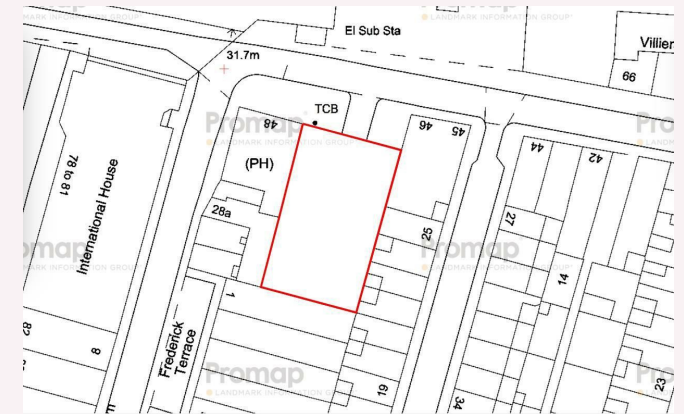
Freehold - Vacant Possession

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

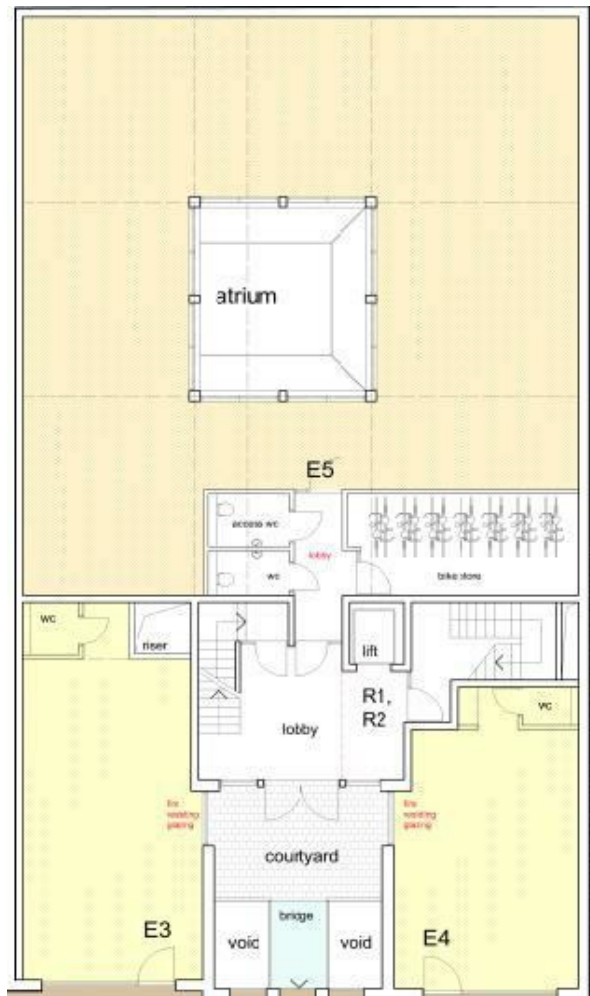
For further information please contact the sole agents

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austin gray



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

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Artists Impression

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.