

FREEHOLD



Commercial (EPC Rating:)

8, ST GEORGES PLACE, BRIGHTON, BN1 4GB

£795,000

ASTON VAUGHAN
Sales and Lettings



3 Bedroom Commercial located in Brighton

This prestigious Grade II listed office building embodies a wealth of its original features across its Ground, Lower Ground, and three upper floors, positioned between Gloucester Place and Trafalgar Street, offering views of Valley Gardens.

Available for sale, presenting a rare opportunity with full vacant possession. The offering includes three private car parking spaces and a lower ground floor flat with a charming small courtyard situated at the rear of the building

Ground Floor

Grand entrance hallway leading to Front and Middle Rooms interconnected with double doors, and rear WC and galley kitchen facilities.

Front Room: 19'8" x 12'2"
Middle Room: 10'3" x 13'10"
Rear Kitchen: 18'4" x 6'8"

Ground Floor Accommodation: 504 sq ft (46.8 m2)

Lower Ground Floor Self-Contained Residential (8a)

Internal and external street entrance leading to LGF Flat.

Front Double Bedroom: 11'10" x 14'3"
Middle Reception / Lounge: 12'8" x 13'1"
Rear Kitchen: 6'5" x 13'10"
Rear Bathroom: 9'2" x 6'5"

Lower Ground Floor Self-Contained Residential (8a)
Accommodation: 482 sq ft (44.7 m2)

First Floor

Front Room: 19'8" x 17'7"
Rear Room: 9'11" x 13'11"

Half landing area with featured window.

First Floor Accommodation: 483 sq ft (45 m2)

Second Floor

Front Room: 19'7" x 16'6"
Rear Room: 10' x 13'6"

Half landing w/c facility.

Second Floor Accommodation: 457 sq ft (42.5 m2)

Third Floor

Front Room: 19'8" x 16'8"

Rear Room: 10' x 13'6"

Third Floor Accommodation: 462 sq ft (42.9 m2)

Total Accommodation: 2,388 sq ft (221.9 m2)

The Second and Third floors are currently used as recording studios under the current ownership and have been meticulously soundproofed, offering well-insulated spaces with immense potential for prospective buyers operating in the creative industries.

Amenities

Common areas and select spaces feature fitted carpets. Striking front bay windows. Stylish wall-mounted ceiling lights. Original wooden boarded flooring. Well-placed spotlighting throughout. Convenient W/C and shower facilities. Multiple storage options available. Several original fireplace features. Air conditioning units throughout. Efficient gas-fired central heating system (GFSH). Multiple fully equipped galley kitchens. Cellular and glazed partitioning. Secluded rear courtyard. Three private parking spaces at the rear

Income

Lower Ground Floor Self-Contained Residential (8a)
Accommodation - currently rented via Houst (Airbnb Management team) and earning £2,348.55 pcm (circa £28,200 per annum) at 79% occupancy.

Business Rates

Billing Authority: Brighton & Hove
- Description: Office and Premises
- Rateable Value: £25,000
- Valid from April 2023 (current)



VAT

The property is not elected for VAT

Legal Fees

Each party is to pay their own legal fees incurred.

LOCATION

Positioned along a prominent thoroughfare extending from central Brighton and nestled adjacent to the North Laine conservation area, this location boasts views overlooking the Valley Gardens.


Currently undergoing a significant road widening initiative, the area is poised for transformation into a more pedestrian-friendly zone. Conveniently situated in close proximity to the ongoing Circus Street mixed-use development and the residential transformation of the former Astoria cinema, known as ROX.

Surrounded by a number of well-known establishments such as Brewdog, Moksha, Bill's and several popular Public Houses. Additionally, Brighton's mainline station is merely a 9-minute walk to the West, while the inviting Brighton seafront awaits approximately 15 minutes to the South



Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.