



**CITY CENTRE FREEHOLD FOR SALE  
VACANT E CLASS UNIT**

**12 PRINCE ALBERT STREET BRIGHTON BN1 1HE**



## 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.

Nearby occupiers include Shogun Ramen, Workshop, Doc Martens, 64 Degrees, Bohemia, Zizzi's, Ask, Food For Friends and Lucy & Yak.

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).

## 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 sold off on long lease.

## ACCOMMODATION

Ground Floor	318 sq ft	29.5 sq m
Lower Ground	328 sq ft	30.5 sq m
<b>Total</b>	<b>646 sq ft</b>	<b>60 sq m</b>

All areas net internal





## TENURE

Freehold subject to a long lease on the first and second floors for 99 years from 24th June 1987, 62 years unexpired.

## PRICE.

Price and terms on application

## VAT

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

## BUSINESS RATES

RV £24,750 Apr 2024/25 @49.9p in the £.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

Ground floor & lower ground floor:  
Certificate No: 6833-6748-5081-1407-8393  
The energy efficiency rating for this property is  
D 89, expiry 30th January 2033.



## VIEWING AND FURTHER INFO



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