

**FREEHOLD FOR SALE RETAIL INVESTMENT
WITH PLANNING CONSENT FOR THREE ONE BED FLATS**



50 NORFOLK SQUARE BRIGHTON BN1 2PA

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.

50 Norfolk Square is prominently situated on the northern side of Western Road the main thoroughfare linking Brighton and Hove.

Nearby occupiers include Bankers, The Co-Op, King & Chasemore, Boudica, Cibo, Phillips & Still and Waitrose.

Brighton station is 19 mins walk (0.8 miles) via Queens Road with the seafront and the i360 (0.4 miles) a few minutes away.

DESCRIPTION

Ground floor and basement premises let as a bar/cafe.

The first, second and third floors are vacant. South facing with sea views.

ACCOMMODATION

Ground Floor	372 sq ft	34.6 sq m
Basement W.C	410 sq ft	38.1 sq m
First Floor	441 sq ft	41 sq m
Second & Third Floors	969 sq ft	90 sq m

All areas net internal.



TENURE

Freehold subject to the following tenancy.

TENANCY

Ground floor and lower ground floors let to Apiary By Bell Limited on a new effective FRI lease for a term of five years from 2nd February 2024.

Passing rent £16,000 per annum exclusive.

TERMS

Terms and price on application.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

BUSINESS RATES

Rateable Value: £15,500. UBR 49.9p (April 2024/25).

COUNCIL TAX

To be assessed.

PLANNING

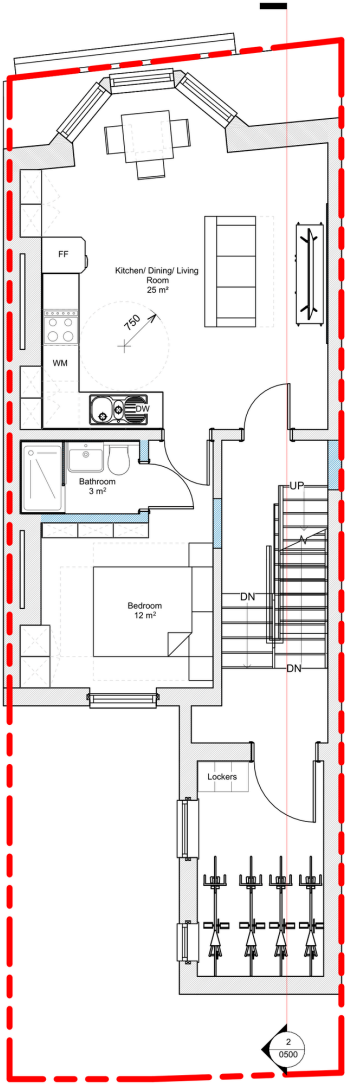
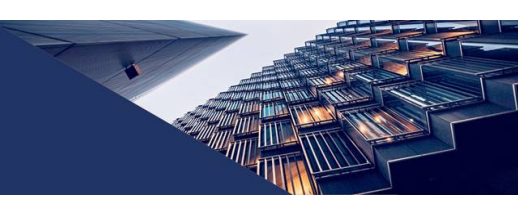
BH2022/02570 Planning consent was granted on 1st November 2022 for a change of use at first, second and third floors from Language School (F1) to create three one-bedroom flats (C3).

EPC

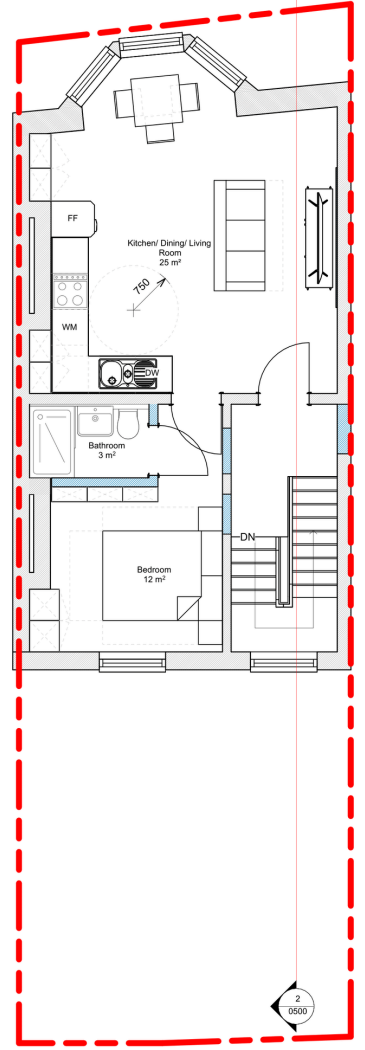
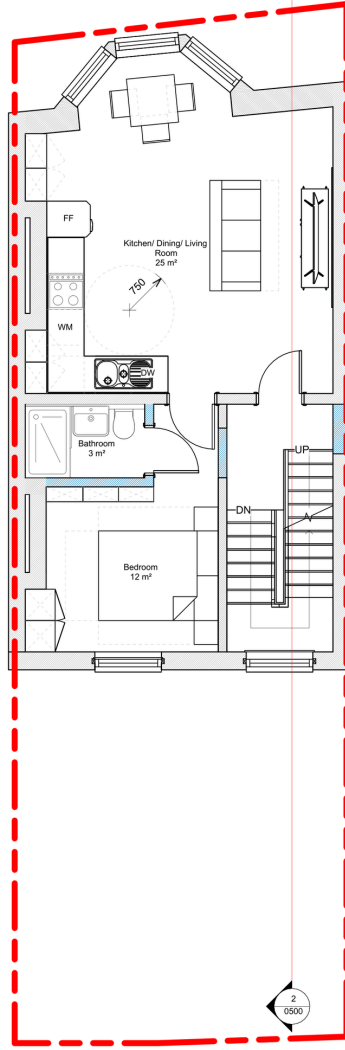
Ground Floor; Certificate No:0991-2979-4430-5600-1403 . Rated E 111, valid until 9th April 2024.

1st Floor: Certificate No:3136-2254-8847-0809-5017. Rated E 122, valid until 15th October 2030.

2nd & 3rd Floors: Certificate No: 0290-9016-6830-0700-5823. Rated E 122, valid until 10th September 2028.



Bike St/ Storage
Not Enclosed



2 + 01 Proposed First Floor Plan
1:50

3 + 02 Proposed Second Floor Plan
1:50

4 + 03 Proposed Third Floor Plan
1:50

VIEWING & FURTHER INFO

simon thetford

m: 07851 246805

e: simon@carrpriddle.co.uk

jenny hopkins

m: 07562 945110

e: jenny@carrpriddle.co.uk

T:01273 208010

w:carrpriddle.co.uk

AGENCY | MANAGEMENT | LEASE ADVISORY | VALUATION | INVESTMENT | ACQUISITIONS



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor/lessor take no responsibility for any error, omission or misstatement therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.