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New Road, Brighton, BN1 1UF By Auction £900,000 Freehold

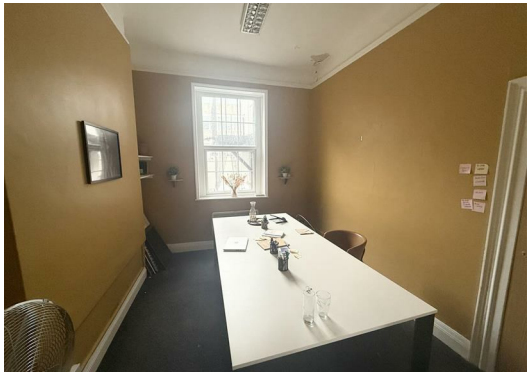
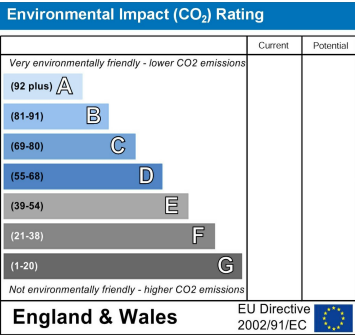
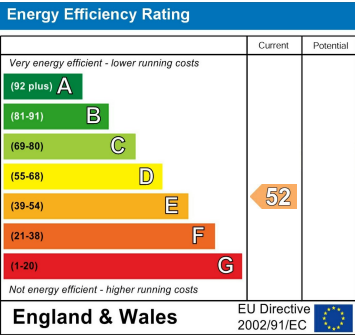
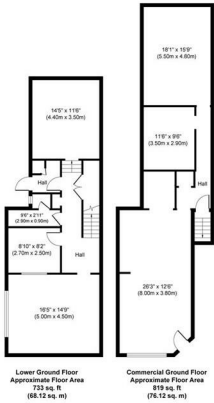
Entire unbroken freehold with consent for a 4 bedroom maisonette to the upper floors benefiting from its own private street entrance.

Exceptional commercial freehold investment situated adjacent to Brighton Pavilion Gardens. The upper floors comprise of a 3 story maisonette that is currently used as office space, and benefits from planning permission for a 4 bedroom maisonette. The ground and lower ground floors are currently let at £22,560 per annum to 'Jules Emporium'. The lease being a period of 15 years, beginning February 2023 and ending February 2038.

Under planning reference number BH2024/02392, consent was approved on 10th October 2025 for the conversion of the upper floors into a 4 bedroom maisonette.

Being located within the heart of Brighton's bustling city centre, this property is undeniably a significant investment opportunity due to it's central and convenient location, therefore making it easy to let and a desirable location to live should the planning for the 4 bedroom maisonette be granted and implemented.





VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent