



10-11 PAVILION PARADE, BRIGHTON, EAST SUSSEX, BN2 1RA

For Sale - City Centre Educational (Class F1) Building with potential for residential/
alternative uses

Guide Price £2,500,000 Freehold



**Vail
Williams**

Summary

City Centre Educational (Class F1) Building with potential for residential/alternative uses

Available Size 15,285 sq ft

- Guide Price £2,500,000
- Rare city centre commercial building for sale
- Fully vacant unbroken Freehold
- Located in 'beating heart' of Brighton opposite historic Royal Pavilion
- An attractive, corner grade II listed building
- 15,285 sq ft (GIA)
- Former University class rooms (Class F1 Non-Residential Institution)
- Suit a variety of alternative uses (STPC) such as offices/media/medical/well-being
- Excellent potential to convert to residential accommodation (STPC)
- Recent positive Pre App to convert whole space to 17 x flats
- Suit owner occupiers, investors, developers



Location

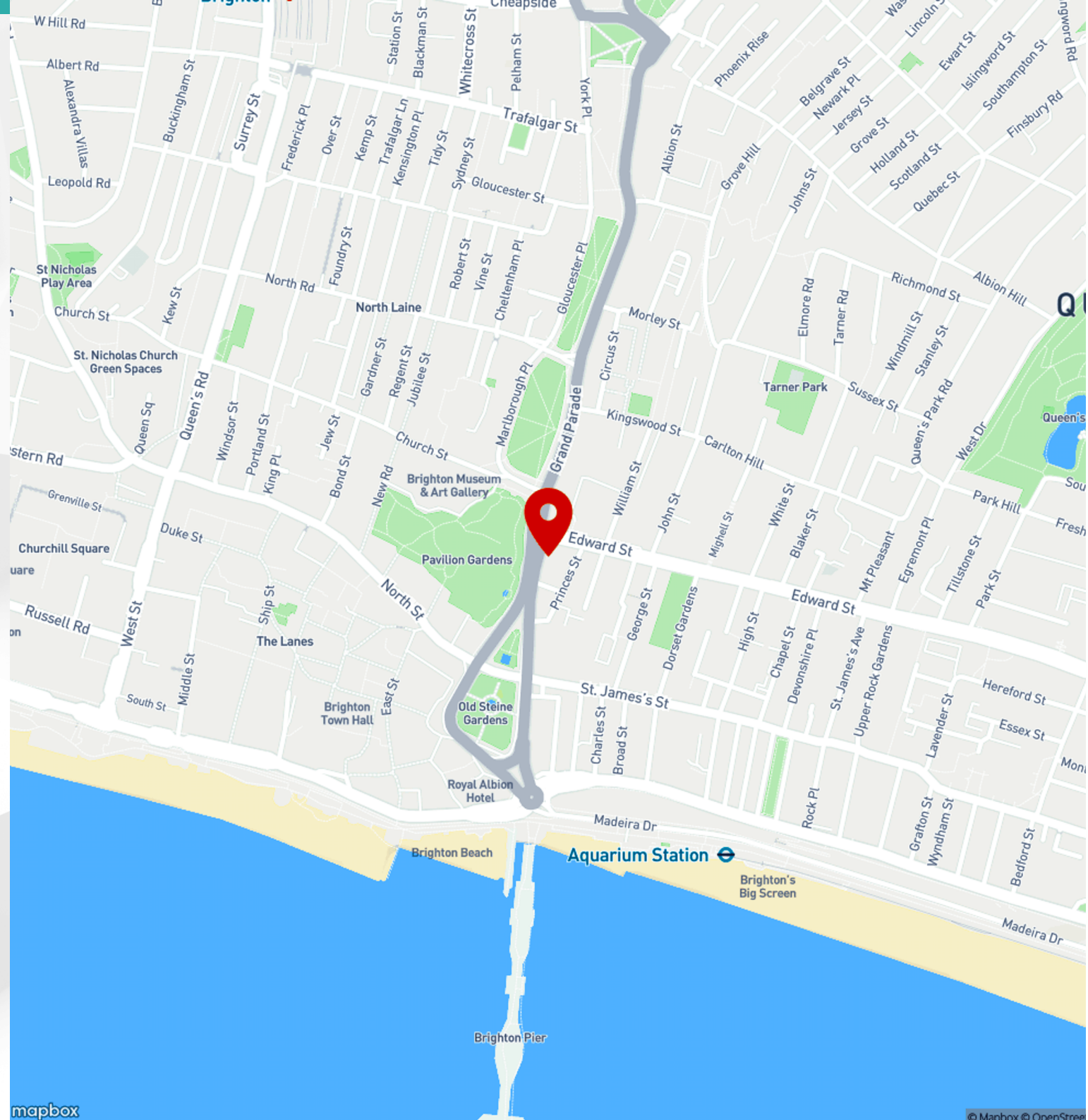


10-11 Pavilion Parade,
Brighton, East Sussex, BN2
1RA

10-11 Pavilion Parade is located within the 'beating heart' of Brighton city centre just north of Old Steine opposite the Royal Pavilion. Only a stone's throw from the beach, The Lanes, the city centre's shopping and leisure offer.

Predominately situated on the corner of Pavilion Street close to Edward Street. Brighton Railway Station is located to the northwest via Church Street and Queens Road (12 minutes walk). The city centre is well served by many bus services with Old Steine stops D and F nearby. The busy A23 is a major arterial route into Brighton. To the north London Road links to the A27 bypass providing access to the A23/M23 and the national motorway network via the M25.

[Click here for the 360 Aerial Image.](#)





Fire exit
Keep clear

FIRE EXIT

Blue informational poster

Blue informational poster

Blue informational poster

Red bulletin board with various notices and posters

Wooden bookshelf with books and other items

Further Details

Description

The building is a prominent grade II listed end-of-terrace building within the Valley Gardens conservation area. It is listed as part of a terrace of former townhouses, which date from the early 19th century but which have been considerably altered.

The property is arranged over five storeys (plus lower ground level), with the benefit of front street access from both Pavilion Parade and the return elevation on Pavilion Street.

The property is attractive and its architecture is typical Regency, on a grand scale and the property was subject to major internal alterations/rebuilding in the 1980s, and a large modern extension was built to the rear, facing Pavilion Street adjacent to the public house. The interior of the property has been substantially altered over time, to include a passenger lift, and until very recently has provided educational classrooms /meeting space for the University of Brighton.

Accommodation

The property has the following approximate floor areas (GIA taken from architectural plans):

Name	sq ft	sq m
Lower Ground	2,960	274.99
Ground	2,992	277.97
1st	2,357	218.97
2nd	2,357	218.97
3rd	2,260	209.96
4th	2,260	209.96
Total	15,285	1,410.82

Planning Use

We understand the current use to be Educational (Class F1 Non-residential institution).

Residential Conversion: The vendor has recently submitted plans to the local planning authority as part of a Pre-Application under ref no. PRE2023/00117.

‘Conversion of existing educational building (Class F1 Non-residential institution) comprising external works to the non-Listed facade and internal alterations to Listed Building to create 17no. residential units (Class C3) comprising 7no. one-bedroom units and 10no. two-bedroom units and including the creation of communal open space, bike storage and bin storage’.

These plans have been very positive and a copy of the Pre-Application advice note from Brighton & Hove Council is available to serious purchasers upon request. **Click here for existing and proposed floor plans.**

Tenure

The property is held freehold under title number SX147826. The property is to be sold with full vacant possession.

Rateable Value

1st April 2023 to present - £132,000.

Anti-Money Laundering

Purchaser/directors will need to provide standard individual I.D. to comply with the Anti-Money Laundering (AML) regulations.





Enquiries & Viewings



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