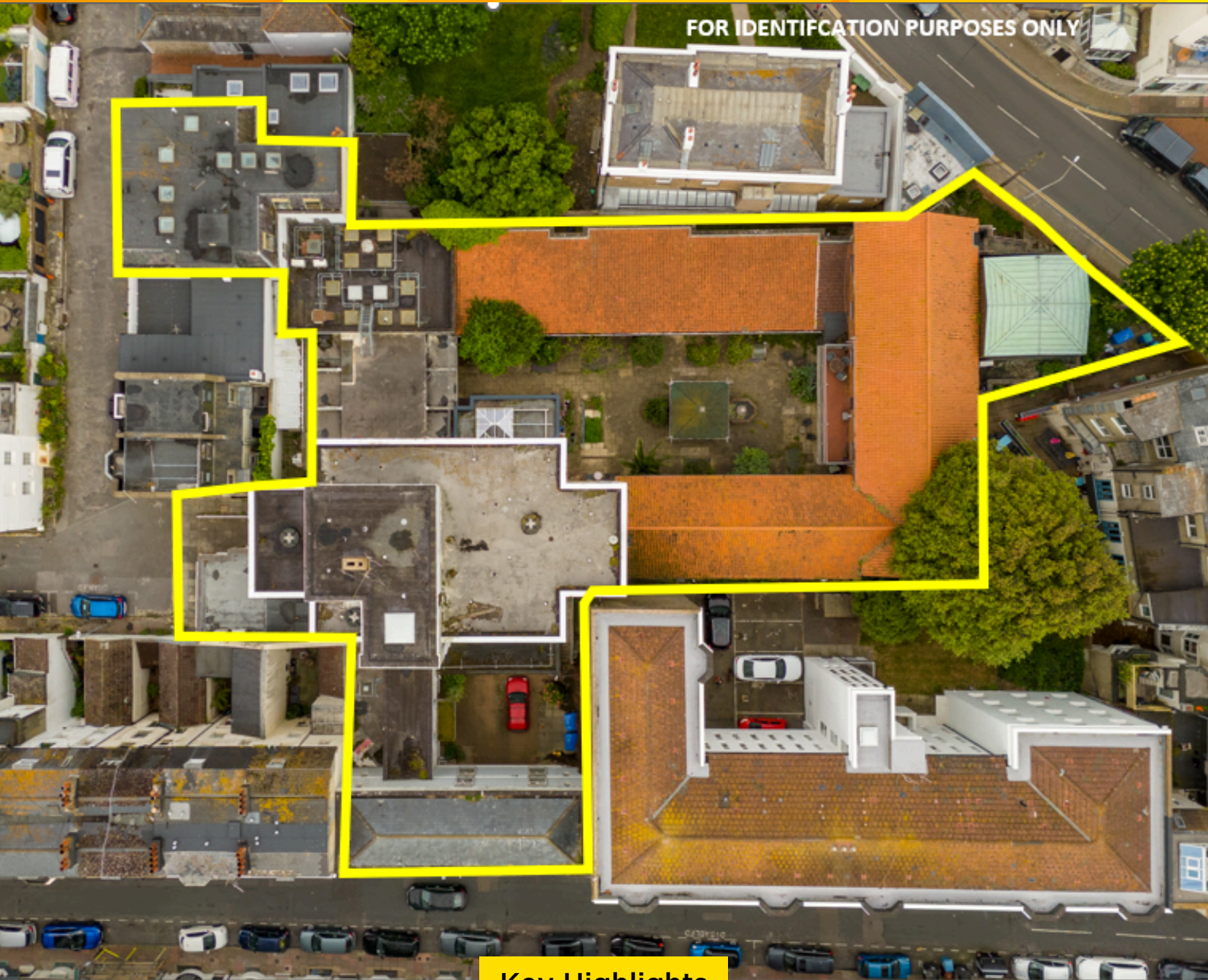


PRIME LOCATION

FOR SALE ON THE INSTRUCTIONS OF JEWISH CARE
EXISTING CARE HOME WITH DEVELOPMENT AND ALTERNATIVE USE POSSIBILITIES

HYMAN FINE HOUSE

20 Burlington Street, Kempdown, Brighton BN2 1AU



Key Highlights

- Former Care Home (C2 Use)
- Building GIA of approximately 26,285 sq ft
- Freehold for sale
- Located in Brighton town centre
- Site area of 0.12 hectares (0.30 acres)
- Site is considered to have potential for a variety of uses, subject to the necessary consents being obtained
- Views over the Brighton coastline

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SITE DESCRIPTION

The site is a purpose built nursing and residential care home with 55 beds, including two Mews Houses located off Royal Crescent Mews outlined in green on the plan on page 4 of the brochure.

The main building is believed to date back to the 1960's. In the centre of the site is a small courtyard, and to the north is a synagogue. The site has parking for 4 vehicles. At its tallest, the building is 4 storeys with the top storey having views over the seafront.

The building is in need of modernisation and some repairs are required. There is an opportunity to adjust the internal layouts of the building to increase the efficiency of the accommodation.

FLOOR AREA (GIA)	SQ M	SQ FT
TOTAL (APPROXIMATELY)	2,438	26,245

LOCATION

The site is located to the east of Brighton town centre, (shown in red on the plan above) and is positioned to the west of Burlington Street and to the south of Bristol Street. The Brighton coastline is approximately 150 meters to the south.

Brighton provides a range of shops and services. Notable supermarkets include Lidl, Sainsbury's and a Budgens. Local schools include Brighton College, and Brighton College Prep and Nursery, Queens Park Primary School and Carlton Hill Primary School. The Royal Sussex County Hospital and Royal Alexandra Children's Hospital are located 0.4 miles to the north east of the site.

TRAVEL

The site is located 4.5 miles (7.2km) from the A27. The A23 is located 0.5 miles (0.90km) to the west.

Nearest major Airports include Gatwick which is located 27 miles (43km) to the north and Heathrow which is located 55 miles (92km) to the north.

The site is 1.2 miles (1.9km) from Brighton Station. Brighton Station has a direct service into London Victoria, that takes 1 hour 5 minutes.

All journey times and distances stated are approximate.

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PLANNING

The site is situated within the administrative borough of Brighton and Hove City Council.

Planning policy in Brighton is guided by the City Plan Part 2 (2022) and Part 1 (2016). The local planning authority is at the early stages of reviewing the City Plan Part 1 with a Regulation 18 consultation.

Site Constraints

- Situated in a conservation area (East Cliff Conservation Area)
- Located in close proximity to two Grade II listed buildings, 23 - 26 Burlington Street and on Bristol Street, St Joseph's Convent of Mercy.

The site was used as a care home up until it closed in September 2022.

Savills Planning have produced a planning note which can be seen in the data room.

OCCUPATION

The site is occupied by Property Guardian Protection Limited.

Vacant possession can be provided upon completion.

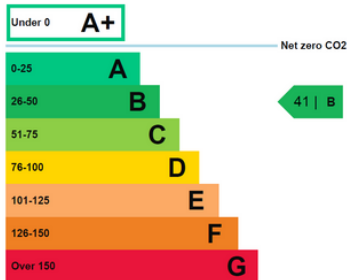
SERVICES

Mains Water, Electricity, Gas and Drainage.

None of the services have been surveyed or tested.

EPC

Rated B. A copy of the EPC can be seen in the data room.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



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This plan is for reference only

LOT PLAN

Jewish Care's preference is to sell the site as a whole. Offers may be considered for the area shown in green on the plan above, being the two Mews Houses.

DATA ROOM

[HTTPS://SAVILLSGLOBAL.BOX.COM/S/HYMANFINEHOUSE](https://savillsglobal.box.com/s/hymanfinehouse)

COUNCIL TAX

Property Band H - The rate for 2024/25 is £4,676.12.

ACCESS

Vehicular access to the site is via Burlington Street. The site can also be accessed from the south via Royal Crescent Mews. There is pedestrian access to the north off Bristol Road.

METHOD OF SALE

For sale via informal tender.

Please speak to the selling agents for further information on how to make an offer.

AML

Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

VIEWINGS

Strictly by appointment only. Please contact Flude or Savills to arrange.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

TITLE AND TENURE

Freehold for sale with vacant possession.

The site as outlined in red and green is registered under title numbers ESX6335 and SX144930. The remainder of the site is not currently registered. An application to register the remainder of the site has been made.

The site is to be sold subject to, and/or with the benefit of, any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

VAT

We understand that the site has not been elected for VAT.

LOCAL AUTHORITY

Brighton and Hove City Council.

CONTACTS

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