

**Dorset Street**

**Brighton**

**LEXTONS** / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

FOR SALE BY AUCTION 29th April 2026 (Potential To Purchase Pre-Auction)

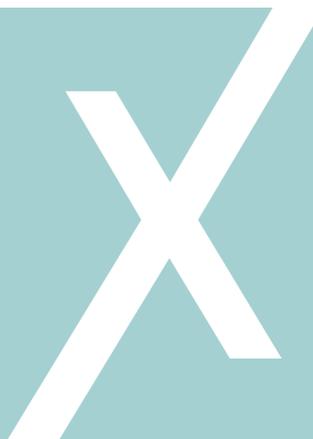
An excellent opportunity to acquire the freehold of a well-positioned mixed-use, double fronted building, comprising a ground floor commercial unit and two residential apartments above. The ground floor commercial space is included in the freehold and currently occupied under a lease that is holding over from a five-year agreement dating back to 2017, offering flexibility for vacant possession or the negotiation of a new lease agreement with a revised premium.

The two upper floors house self-contained residential apartments which are privately owned and held on long leases, each with 87 years remaining. These leases present future added value potential, as upcoming lease extensions are likely to generate a premium for the freeholder. Both leases stipulate a ground rent of £100 per annum until 2037, after which the rent escalates in accordance with the terms set out in the lease. Leaseholders are also responsible for a fair proportion of annual maintenance costs, further supporting the investment appeal of the asset.

Located in a desirable area with strong rental demand and excellent transport links, this property presents multiple income streams and the potential for strategic value enhancement through lease negotiations, asset management, or re-letting the commercial space.

# Dorset Street Brighton

£85,000



null

BEDROOM

null

RECEPTION

null

BATHROOM

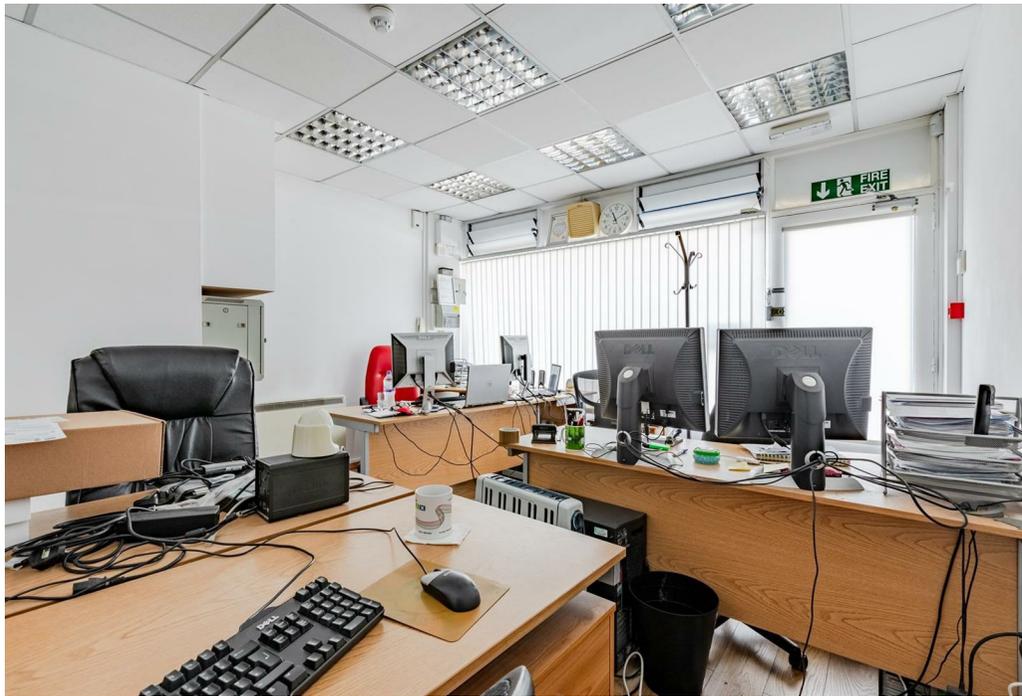


The Argus

DORSET STREET

EIGHT  
AESTHETICS

10  
11  
12

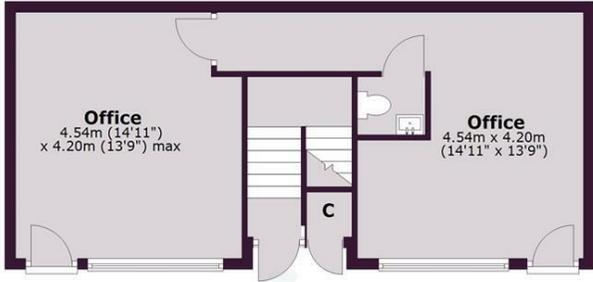




SCAN HERE TO VIEW ALL AUCTION PROPERTIES

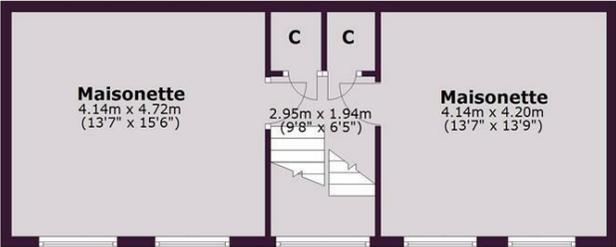


**Ground Floor**  
Approx. 47.0 sq. metres (505.9 sq. feet)



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**First Floor**  
Approx. 45.8 sq. metres (492.9 sq. feet)



**Second Floor**  
Approx. 45.8 sq. metres (492.9 sq. feet)



Total area: approx. 138.6 sq. metres (1491.7 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

LEXTONS

Call our sales team to arrange a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ  
hovesales@lextons.co.uk | www.lextons.co.uk