1 SURREY STREET

BRIGHTON, BN1 3PA

£550,000

FREEHOLD

A freehold investment opportunity in a prime Brighton location. The property is arranged as a wine bar/restaurant on the ground floor paying a rent of £24,000pa in occupation on a 10 year lease from October 2025 and a 2 bedroom, 2 bathroom flat on the first floor which is currently vacant. The flat could suit holiday lets/Airbnb given the prime location, close to Brighton Station and the vibrant City centre. Planning permission has been approved under application BH2024/02255 for the erection of an additional storey and creation of an additional residential unit. Buyers should take their own advice on any future of redevelopment of the site.

Nicholas James

SALES LETTINGS AUCTIONS

NJ

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas James

SALES LETTINGS AUCTIONS