



FOR SALE

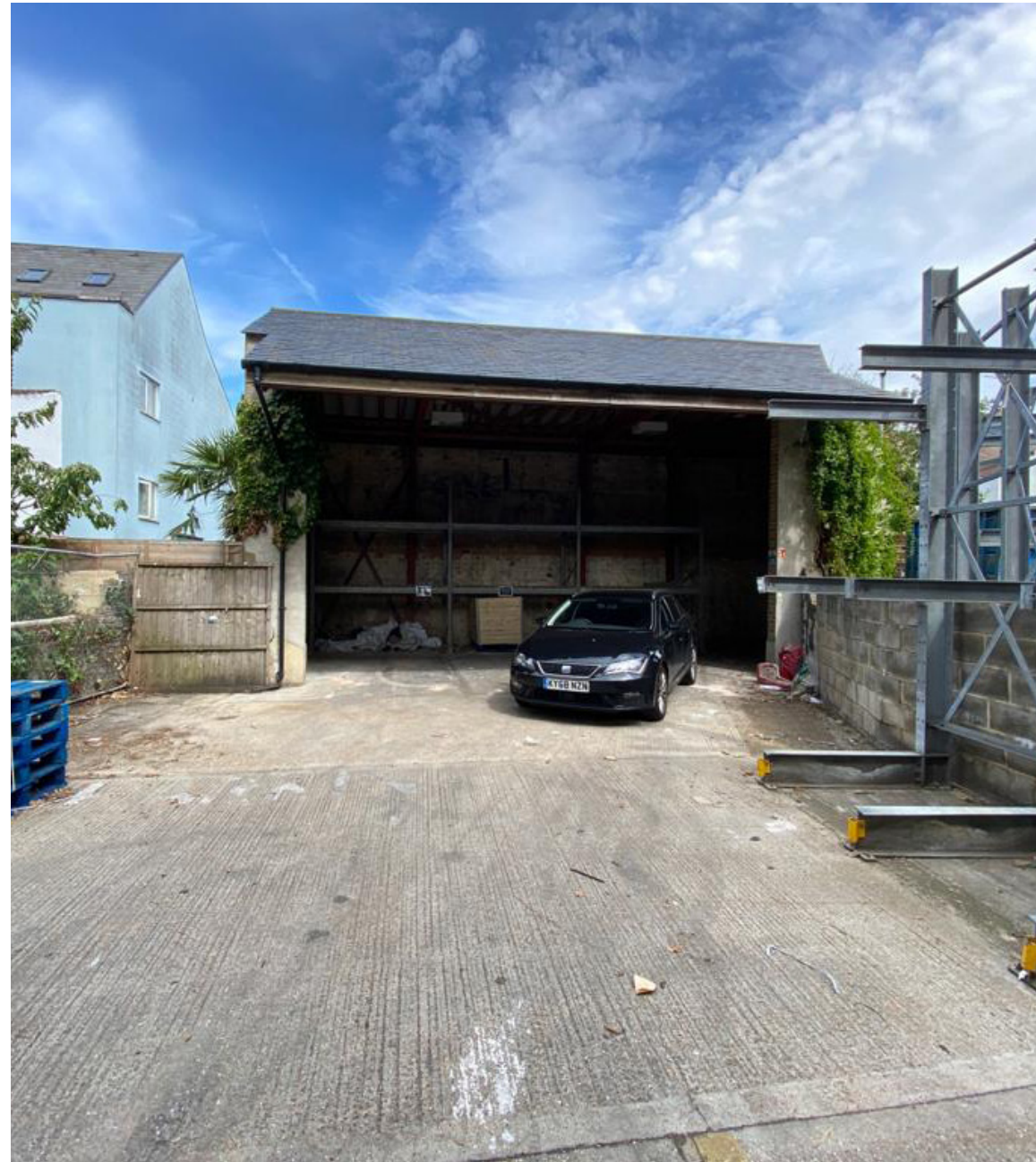
62 Beaconsfield Road
Brighton, East Sussex BN1 4QJ



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Key Features

- Highly visible roadside location
- Ground floor lock up shop with 1 bed self contained flat above
- Open sided store and yard to rear
- Suitable for a variety of uses (STP)
- Freehold for sale

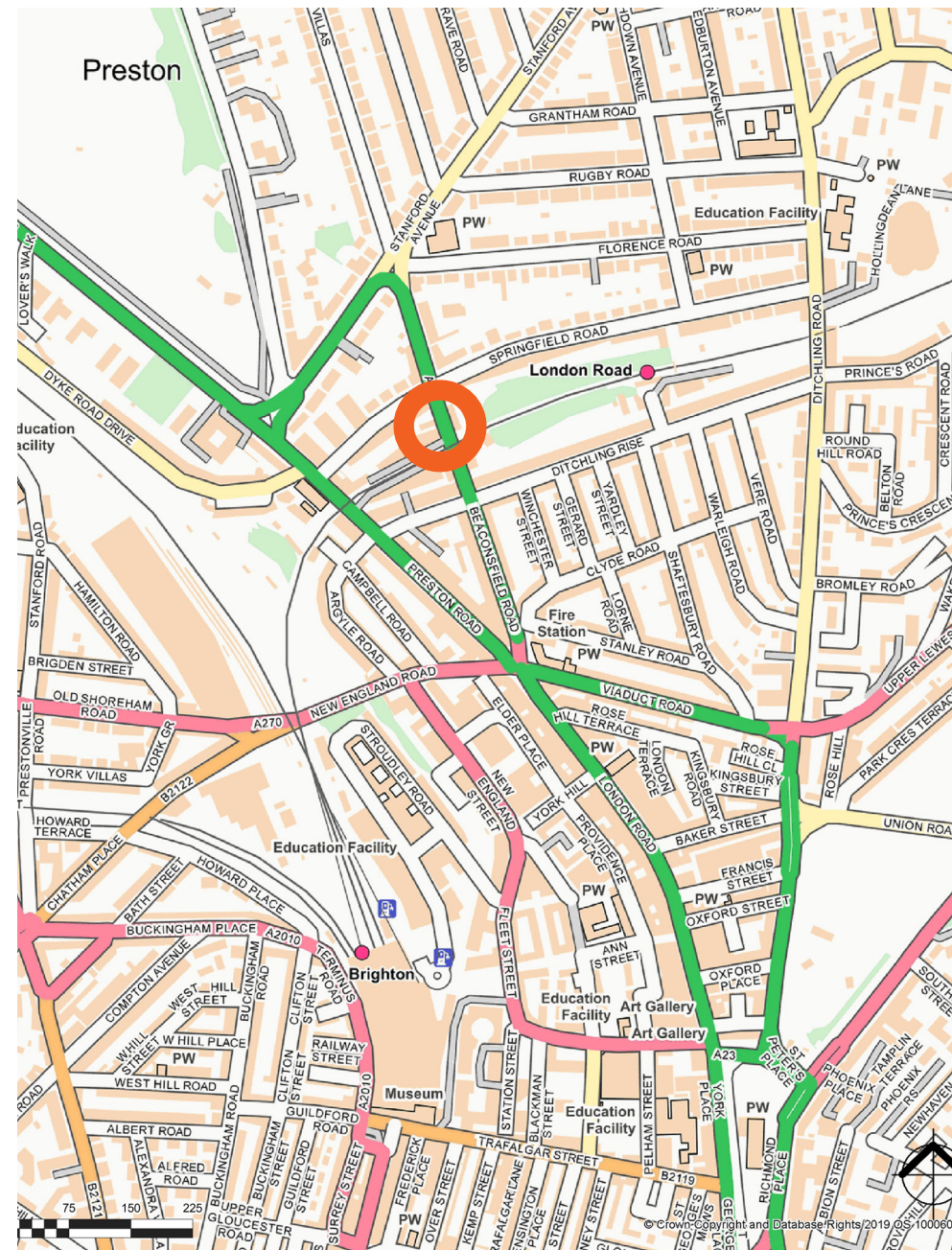




Location & Situation

The property is located on Beaconsfield Road which forms part of the A23 London Road - one of the main roads into Brighton city centre. The site is located approximately 1 mile north of Brighton city centre.

London Road station is located 250 metres to the east whilst Brighton station is approx 0.7 miles to the south.





Description & Accommodation

The property comprises end of terrace 2 storey building fronting on to Beaconsfield Road, an open fronted store to the rear and yard space in front of this store.

The property has the following approximate NIA:

Description	Floor	Use	Sq m	Sq ft
Main building	Ground	Retail /storage/workshop	42.96	462
	First	Flat (areas estimated)	42.96	462
Open fronted store	Ground	Storage	49.59	534
Yard to front of open fronted store	Ground	Parking/storage/circulation	64.30	692

Adjoining Yard

Our client holds a lease to the adjoining yard and premises. This comprises open yard space and some buildings with a gross area of approximately 15,000 sq ft (yard and buildings combined). This may be available by separate negotiation. Further details available on request.





Rateable Value

The property is currently included in a wider assessment that includes the adjoining yard and premises. An application will be made to split the assessment.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

TBC.

Planning

The first floor has been used as a flat, the ground floor for retail, storage purposes and the rear are for parking/storage.

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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Tenure

Freehold

The flat is let on an AST from 19/12/2018 under which the passing rent is recorded as £750 PCM with a deposit of £850 held.

Terms

The freehold is available with offers invited in the region of £350,000 subject to contract.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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01273 727070

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01273 727070

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September 2020

