

38 Grand Parade & 18 Circus Street Brighton, East Sussex BN2 9QA

lot 7

Freehold Retail/Residential Redevelopment Opportunity

- Well located on busy arterial thoroughfare
- Includes a 3 bedroom flat and a 5 bedroom maisonette
- 38 Grand Parade is Grade II Listed
- Redevelopment potential (subject to consents) of rear unit
- Close to University of Brighton, The Royal Pavilion, main shopping district and seafront

Vacant Possession



Location

Miles: 11 miles east of Worthing
21 miles west of Eastbourne
50 miles south of Central London
Roads: A23, A270, A27, A26
Rail: Brighton Railway Station
Air: London Gatwick Airport

Situation

The property is prominently situated on the east side of the busy Grand Parade (A23), the main arterial route into the city centre, at its junction with Marlborough Place opposite Victoria Gardens. The University of Brighton, The Royal Pavilion, The Lanes, the pier, seafront and railway station are all within a short walk of the property.

Description

The property comprises a ground floor retail unit with ancillary accommodation in the basement and self-contained residential accommodation currently part furnished as student accommodation on the first, second and third floors accessed from Grand Parade. In addition there is a two storey building to the rear accessed from Circus Street that is in a poor state of repair.

The property will benefit from the substantial Municipal Market regeneration site located immediately to the rear. The scheme was granted formal planning consent on 17th September 2014 by Brighton & Hove City Council Planning Committee and comprises a mixed use scheme of 142 new homes, 450 student units, 3,000 sq m of office space and ground floor retail accommodation (Source: www.brighton-hove.gov.uk).

Planning

The property may be suitable for redevelopment, subject to consents. Brighton & Hove City Council.
Hove Town Hall, Norton Road, Hove BN3 3BQ.
Tel: 01273 292222.
Email: planning.applications@brighton-hove.gov.uk

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx) (i)		Possession
38 Grand Parade	Basement	Ancillary	41.57 sq m	(447 sq ft)	VACANT POSSESSION
	Ground	Retail	81.56 sq m	(878 sq ft)	
	First	Residential	51.53 sq m	(555 sq ft)	
	Second	Residential	58.53 sq m	(630 sq ft)	
	Third	Residential	38.18 sq m	(411 sq ft)	
18 Circus Street	Ground		30.92 sq m	(333 sq ft)	VACANT POSSESSION
	First		30.92 sq m	(333 sq ft)	
Totals			333.21 sq m	(3,587 sq ft)	

(i) The property has been measured on a Gross Internal basis.

For further details please contact:

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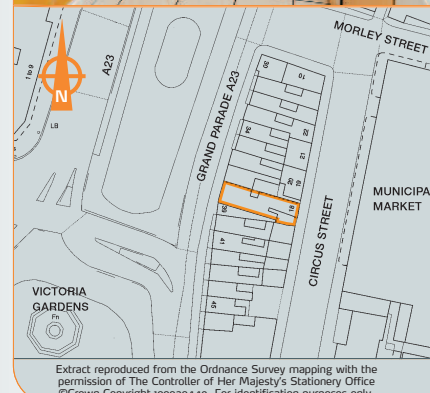
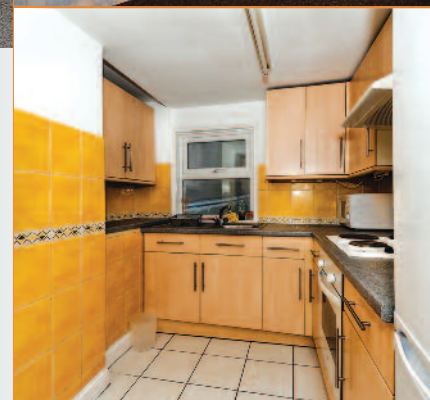
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Buyer's Legal Report Service

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Email: greg.rigby@dentons.com
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