

Lot 4, 33 London Road, Brighton,
West Sussex BN1 4JB

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 4, 33 London Road, Brighton, West Sussex BN1 4JB

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Property Information

Freehold Mixed Use Investment

- Entirely let to tenant t/a Mobile For You
- Includes separately accessed two bedroom maisonette within the lease
- Nearby occupiers include McDonalds, KFC, Nandos, PureGym, The Gym Group, Superdrug and Costa
- VAT free investment

Lot

4

Auction

18th September 2025

Rent

£38,000 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

9 miles east of Worthing, 18 miles west of Eastbourne, 46 miles south of London

Roads

A23, A27

Rail

Brighton Railway Station

Air

London Gatwick Airport

Situation

The property is prominently situated on the west side of London Road (A23), less than a mile from Brighton Beach. Nearby occupiers include McDonalds, KFC, Nandos, PureGym, The Gym Group, Superdrug and Costa.

Tenure

Freehold.

Description

The property comprises a shop arranged over ground and basement floors and a separately accessed two bedroom maisonette on the first and second floors, accessed from the front.

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 4, 33 London Road, Brighton, West Sussex BN1 4JB

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground Basement First/Second	Retail Ancillary Residential (Two bed maisonette)	51.37 17.17 78.34	(522) (184) (844)	TWO INDIVIDUALS t/a Mobile For You	10 years from 20/09/2018	£38,000
Total Approximate Floor Area		146.88	(1,550)			£38,000

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

Lot 4, 33 London Road, Brighton,

West Sussex BN1 4JB

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 4, 33 London Road, Brighton,
West Sussex BN1 4JB

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Freehold Mixed Use Investment

www.acuitus.co.uk

Lot 4, 33 London Road, Brighton, West Sussex BN1 4JB

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 4, 33 London Road, Brighton,

West Sussex BN1 4JB

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 4, 33 London Road, Brighton, West Sussex BN1 4JB

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Excello Law
110 Bishopsgate
London
EC2N 4AY

Karen Cruickshank
0845 257 9449
kcruickshank@excellolaw.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024