



**7 Trafalgar Street**

Brighton, BN1 4EQ

**Freehold Mixed Use  
Investment  
POA**

**1,635 sq ft**  
(151.90 sq m)

- Ground Floor Retail
- 4x Bed Student Let
- North Laine Position

# 7 Trafalgar Street, Brighton, BN1 4EQ

## Summary

<b>Available Size</b>	1,635 sq ft
<b>Price</b>	Price on Application
<b>Rates Payable</b>	£4,391.20 per annum
<b>Rateable Value</b>	£8,800
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (83)

## Description

The property comprises of a ground floor retail space currently let on a commercial lease, from 3rd December 2019 for a term of five year expiring 2nd December 2024 at a current passing rental of £11,500 per annum.

The upper parts comprise of a self-contained 4x bedroom student let maisonette, currently producing £2,427pcm / £29,124pa. Providing a total rental income of £40,624 per annum.

## Location

The property is located on the southside of Trafalgar Street, in the very popular North Laine area of Brighton just down from Brighton Station with a very high level of footfall and passing trade.

## Accommodation

The accommodation comprises the following areas:

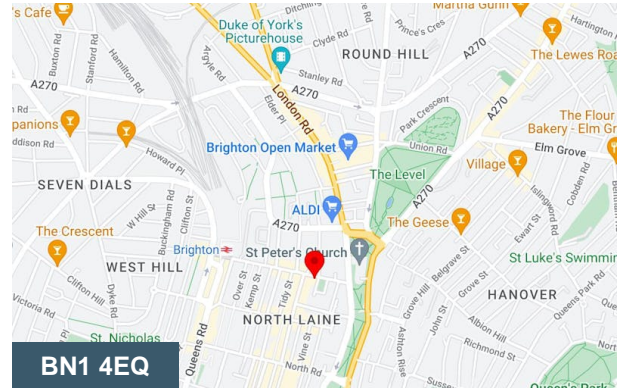
Name	sq ft	sq m
Ground - Ground Floor Retail	355	32.98
1st - 1st-2nd Floor Maisonette	1,280	118.92
<b>Total</b>	<b>1,635</b>	<b>151.90</b>

## Viewings

Viewings can be arranged via the vendors sole agents Newlands Property.

## Terms

Price on application.



## Viewing & Further Information



**Richard Lowrey**

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