

St Augustine's Business & Cultural Centre & St Augustine's Apartments

The archetype of
what a business
and cultural centre
should be

Mixed use freehold
Trophy investment.

Available as a whole
or as 2 separate
lots.

Potential future
rental uplift.

Strictly Off Market
Opportunity For
Serious Investors
With Dry Funds.



roche barrett
estates



LOT 1

St. Augustine's Business & Cultural Centre: A Beacon of Opportunity.

Rent Roll £351,367 pa with ERV of £375,440 and low operating costs.

Situated in proximity to the esteemed Preston Park, encompassing 63 acres of recreational bliss, St. Augustine's Business & Cultural Centre stands as a testament to innovation and community enrichment. Nestled within Brighton & Hove's premier parkland, this remarkable property offers a dynamic blend of historical charm and contemporary utility.

The Development

2 separate titles and 2 separate businesses but can be merged into 1 lot if desired.

Fully let investment – commercial and residential of 9 flats.

Title numbers: ESX322712 & ESX394879.



Location Excellence

Preston Park is renowned for its diverse amenities, boasting an array of facilities such as a stately clock tower, a venerable cricket pavilion, and a cycling circuit that caters to enthusiasts of all ages. From serene lawn and hard tennis courts to vibrant children's play areas, the park embodies the essence of inclusive leisure. Moreover, the presence of trendy cafes, traditional eateries, and picturesque gardens enhances its allure, creating an environment conducive to relaxation and recreation.

Accessibility Reinvented

With Preston Park Station just a leisurely stroll away, direct links to London, the Home Counties, and destinations along the South Coast become readily accessible. Additionally, the historic Preston Manor and the convenience of nearby transportation hubs such as London Road station and Brighton mainline train station further augment the Centre's connectivity. Effortless commuting is further facilitated by a conveniently located taxi rank and proximity to local shops, ensuring seamless integration with the vibrant tapestry of the surrounding neighbourhood.



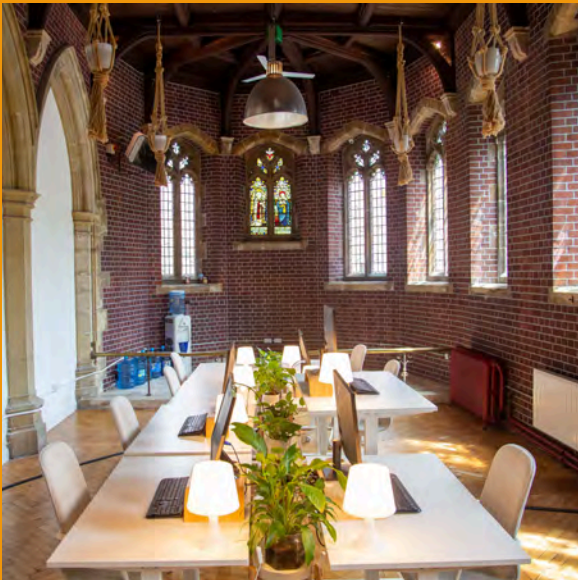
Strategic Advancement

St. Augustine's Business & Cultural Centre enjoys a strategic adjacency to St. Augustine's Apartments, a thriving residential complex owned by the same visionary shareholders. Moreover, with swift access to major transportation arteries including the A23, A27, Gatwick, and the M25, the Centre stands as a gateway to unparalleled opportunities.

Exquisite Offering

This Grade II listed former Church has been meticulously transformed into a beacon of modernity while preserving its historical integrity. Offering a blend of fully let mixed-use commercial spaces and on-site parking, the Centre represents a harmonious fusion of heritage and functionality.

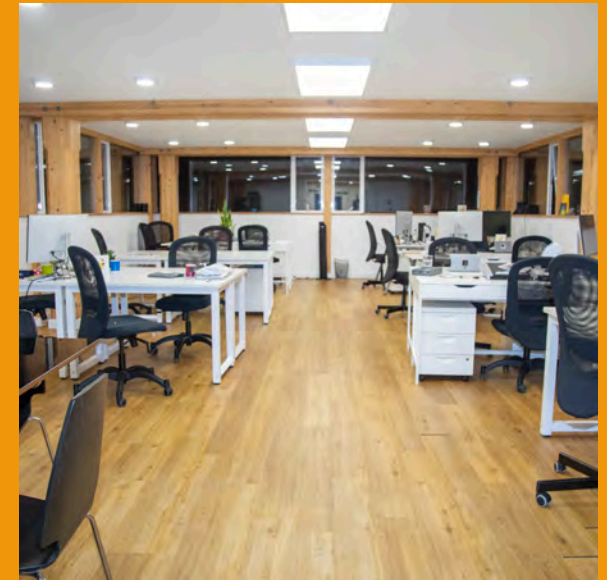
Work Spaces



Meeting & Event Spaces



Creative Spaces



St Augustine's Business and Culture Centre

St. Augustine's Business and Culture Centre, is a proud venture of Roche Barrett Estates, stands as a cornerstone in Brighton's property investment landscape, merging culture, commerce, and community. Our ethos champions a conscious business model, focusing on sustainability by minimizing waste, upcycling, recycling, and utilizing low-energy solutions.

St. Augustine's Business and Culture Centre, is a vibrant community hub featuring a café that serves barista-quality coffee and fresh, delicious food. We offer a yoga studio open every day, along with massage therapists, tattoo studios, and a diverse range of weekly events. We also have lots of offices and studio spaces from which to trade from

Conveniently located for public transport, our centre provides easy access to all areas of Brighton and Hove. We have bus stops and a taxi rank right outside the centre and adjacent apartments. Brighton Station is just 1.3 miles away, easily reachable by a short walk, bus, or taxi ride. Additionally, we offer parking facilities and are ideally situated for accessing roads both into and out of town.



Welcome to Brighton

An inclusive, free-thinking city in the heart of Sussex. With a blend of modern culture and exotic architecture, sea and countryside, make Brighton your base and discover new places and experiences both inside the city and out.

Things to do

Whether you're looking for fun things to do, cultural inspiration or some quality relaxation, Brighton is a perfect place for all those things, largely thanks to its ideal location sandwiched between the scenic Sussex countryside and the sea.

Famous Brighton must-sees

There's no shortage of iconic landmarks in Brighton. The Royal Pavilion is a palace like no other, brimming with decadence and Eastern inspiration, and rich with stories of its former occupant, the party-loving Prince Regent. Right next door is Brighton Museum & Art Gallery, and between the two are the Pavilion Gardens, a perfect place to picnic in the summer or go ice skating in the winter. Along the seafront you can find Volk's Electric Railway (the oldest continuously running electric railway in the world), Sea Life Brighton (where you can view sharks and turtles from an underwater tunnel), Brighton Palace Pier and the haunting skeleton of the West Pier, and the sky-piercing Brighton i360, where you can admire panoramic views while sipping a glass of Sussex fizz.



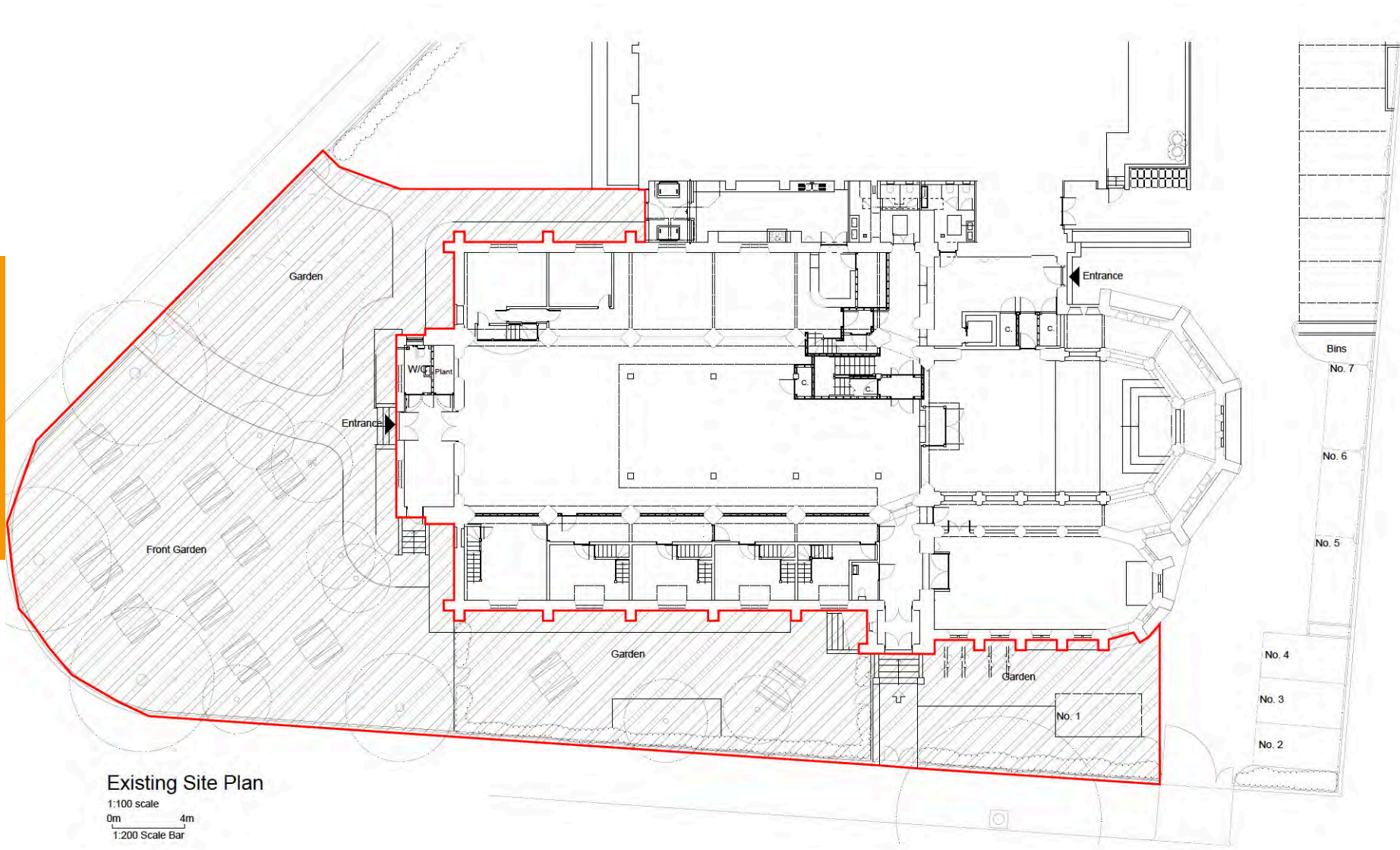
Relaxation and tranquillity

With eight miles of beach stretching from Shoreham to the picturesque village of Rottingdean, you can always find a quiet spot to sit and read or go for a swim. You're also never far from a green space in Brighton – the city has seven Green Flag parks to choose from. But if you really need to get out into some wide open space, the South Downs National Park is a 30 minute bus journey from the centre of town, and with its International Dark Sky Reserve status, it's also a great place to go star-gazing at night. With Stanmer Park in one direction and the dramatic landscape of Devil's Dyke in the other, you're just a short bus or cycle ride away from some quality green-bathing.

Brighton is also a great base from which to explore the historic towns of Lewes and Arundel with their medieval castles, stunningly beautiful Cuckmere Haven and the Seven Sisters Country Park, the Bluebell Railway and numerous Sussex vineyards, that are now rivalling the Champagne region in France for their award-winning sparkling wines.



External Lease Plan

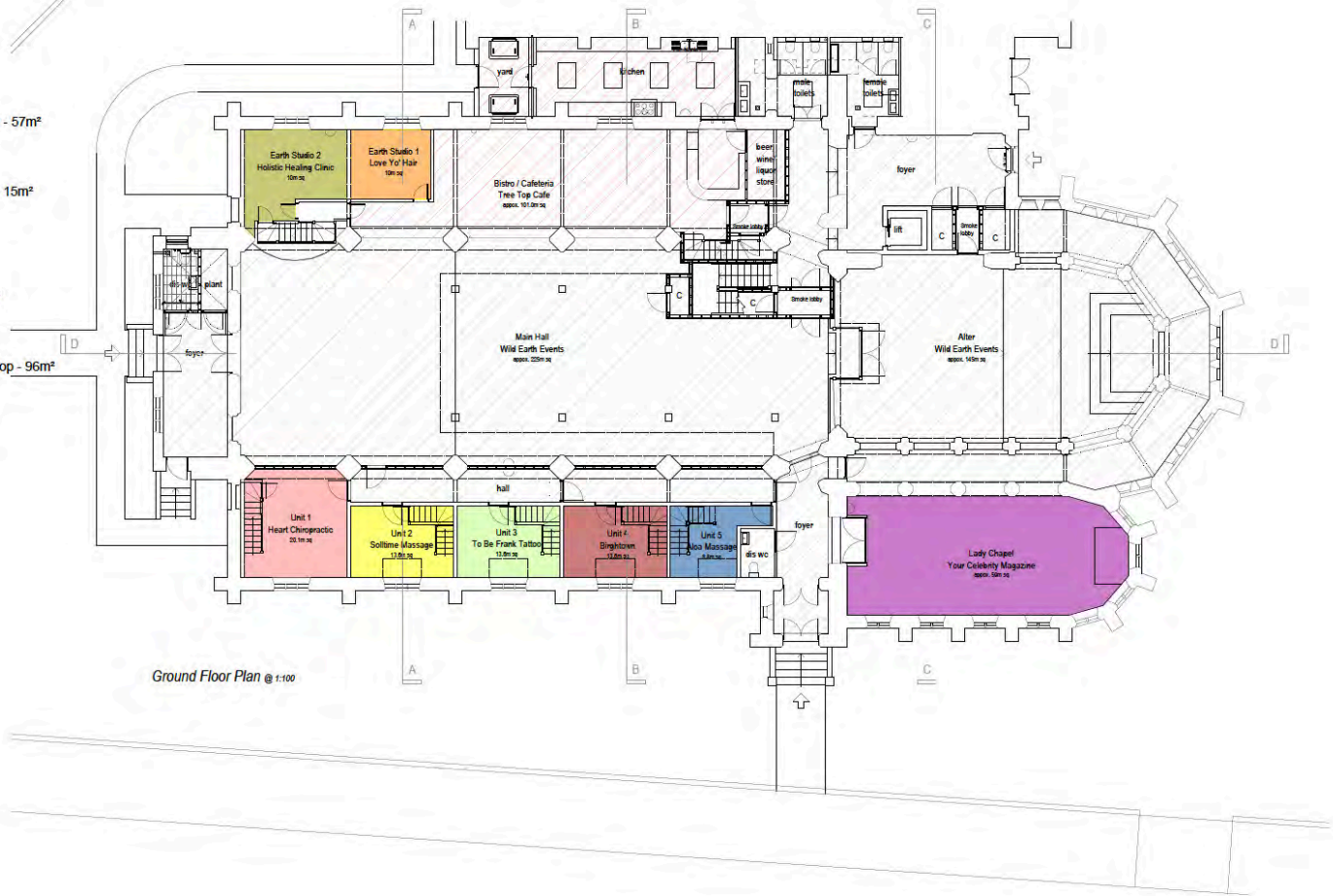


Existing Site Plan

1:100 scale
0m 4m
1:200 Scale Bar

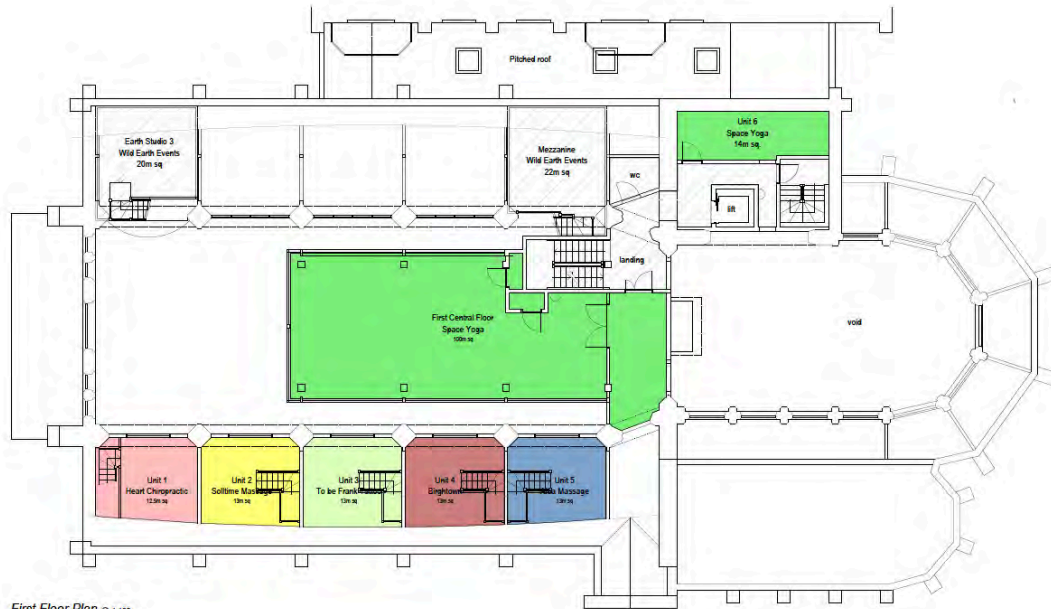
Ground Floor Lease Plan

- Wild Earth Events - 582m²
- Tree Top Cafe - 101m²
- Unit 1 - Heart Chiropractic - 32m²
- Unit 2 - Soltime Massage (*WEE) - 26m²
- Unit 3 - To be Frank Tattoo (*WEE) - 26m²
- Unit 4 - Birghtown - 26m²
- Unit 5 - Aloa Massage (*WEE) - 21m²
- Lady Chapel - Your Celebrity Magazine (*WEE) - 57m²
- Earth Studio 1 - Love Yo' Hair - 10m²
- Earth Studio 2 - Holistic Healing Clinic (*WEE) - 15m²
- Earth Studio 3 - 15m²
- First Central Floor - Space Yoga - 115m²
- Second Central Floor - One Inch Badge - 100m²
- Unit 7, Organ Studio 1 - Blue Lemon - 27m²
- Top Floor Central - Good Company Tattoo & Shop - 96m²
- Unit 8, Organ Studio 2 - Laria - 27m²
- Basement Studio - Emerald Music - 35m²
- Ground Floor, Wild Earth Evenets**
- Main Hall - 225m²
- Alter - 145m²
- WC - 27m²
- Storage - 6m²
- Circulation - 100m²
- First Floor, Wild Earth Evenets**
- Earth Studio 3 - 15m²
- Mezzanine - 15m²
- Circulation - 32m²
- WC - 4m²
- Second Floor, Wild Earth Events**
- Circulation - 6m²
- Third Floor, Wild Earth Events**
- Circulation - 7m²
- External, Wild Earth Events**
- External - 880m²
- *WEE - Wild Earth Events accessible for events.



First Floor Lease Plan

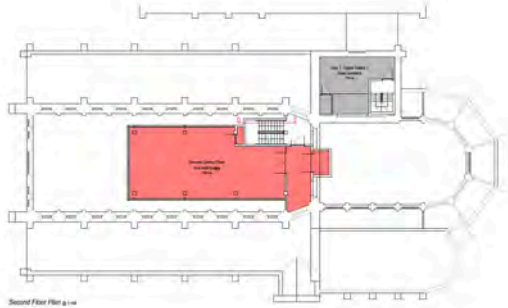
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First Floor Plan @ 1:100

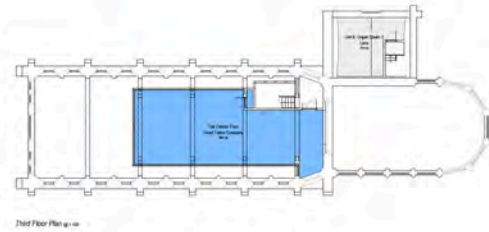
Second Floor Lease Plan

- Wild Earth Events - 1000'
- Tree Top Cafe - 1000'
- Unit 1 - Heart Chiropractic - 200'
- Unit 2 - Sublime Massage (WEE) - 200'
- Unit 3 - To Be Frank Tattoo (WEE) - 200'
- Unit 4 - Bigtown - 200'
- Unit 5 - Aloha Massage (WEE) - 210'
- Lady Chapel - Your Creativity Magazine (WEE) - 210'
- Earth Studio 1 - Love 'N' Hair - 100'
- Earth Studio 2 - Holistic Healing Clinic (WEE) - 150'
- Earth Studio 3 - 150'
- First Central Floor - Space Yoga - 1150'
- Second Central Floor - One Inch Badge - 1000'
- Unit 7, Organ Studio 1 - Blue Lemon - 270'
- Top Floor Central - Good Company Tattoos & Shop - 900'
- Unit 8, Organ Studio 2 - Lark - 270'
- Basement Studio - Emerald Music - 300'
- Ground Floor, Wild Earth Events**
- Main Hall - 2200'
- Able - 1400'
- WC - 270'
- Storage - 600'
- Circulation - 1000'
- First Floor, Wild Earth Events**
- Earth Studio 3 - 150'
- Massage - 150'
- Circulation - 300'
- WC - 80'
- Second Floor, Wild Earth Events**
- Circulation - 80'
- Third Floor, Wild Earth Events**
- Circulation - 70'
- External, Wild Earth Events**
- External - 8000'
- *WEE - Wild Earth Events accessible for events



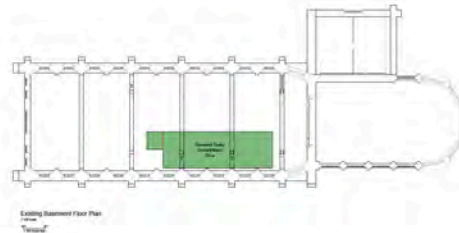
Third Floor Lease Plan

- Wild Earth Events - 1000'
- Tree Top Cafe - 1000'
- Unit 1 - Heart Chiropractic - 200'
- Unit 2 - Sublime Massage (WEE) - 200'
- Unit 3 - To Be Frank Tattoo (WEE) - 200'
- Unit 4 - Bigtown - 200'
- Unit 5 - Aloha Massage (WEE) - 210'
- Lady Chapel - Your Creativity Magazine (WEE) - 210'
- Earth Studio 1 - Love 'N' Hair - 100'
- Earth Studio 2 - Holistic Healing Clinic (WEE) - 150'
- Earth Studio 3 - 150'
- First Central Floor - Space Yoga - 1150'
- Second Central Floor - One Inch Badge - 1000'
- Unit 7, Organ Studio 1 - Blue Lemon - 270'
- Top Floor Central - Good Company Tattoos & Shop - 900'
- Unit 8, Organ Studio 2 - Lark - 270'
- Basement Studio - Emerald Music - 300'
- Ground Floor, Wild Earth Events**
- Main Hall - 2200'
- Able - 1400'
- WC - 270'
- Storage - 600'
- Circulation - 1000'
- First Floor, Wild Earth Events**
- Earth Studio 3 - 150'
- Massage - 150'
- Circulation - 300'
- WC - 80'
- Second Floor, Wild Earth Events**
- Circulation - 80'
- Third Floor, Wild Earth Events**
- Circulation - 70'
- External, Wild Earth Events**
- External - 8000'
- *WEE - Wild Earth Events accessible for events



Basement Lease Plan

- Wild Earth Events - 1000'
- Tree Top Cafe - 1000'
- Unit 1 - Heart Chiropractic - 200'
- Unit 2 - Sublime Massage (WEE) - 200'
- Unit 3 - To Be Frank Tattoo (WEE) - 200'
- Unit 4 - Bigtown - 200'
- Unit 5 - Aloha Massage (WEE) - 210'
- Lady Chapel - Your Creativity Magazine (WEE) - 210'
- Earth Studio 1 - Love 'N' Hair - 100'
- Earth Studio 2 - Holistic Healing Clinic (WEE) - 150'
- Earth Studio 3 - 150'
- First Central Floor - Space Yoga - 1150'
- Second Central Floor - One Inch Badge - 1000'
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- External, Wild Earth Events**
- External - 8000'
- *WEE - Wild Earth Events accessible for events



Tenure and Potential

With tenants boasting both long and short leases, the Centre presents a diverse array of investment opportunities. Its versatility and strategic location make it a prime asset for those seeking to capitalize on the dynamic Brighton & Hove market.

For Further Information: We invite you to explore the boundless possibilities that St. Augustine's Business & Cultural Centre presents. To arrange a viewing or to discuss investment opportunities, please contact Errol Barrett at 07900 881604 or email info@rochebarrettestates.com.

Viewings by appointment only.



Brighton & Hove fares well in latest economic report

Think tank, Centre for Cities latest report has highlighted how Brighton & Hove is performing well in many areas compared with some of the UK's largest towns and cities. Key attributes include having a skilled workforce, a high number of independent businesses and innovation, low unemployment rates and low emissions.

The 2023 report published this week, says that Brighton ranks 2nd highest in the country for the amount of business start-ups, and for the number of businesses per capita, reflecting the entrepreneurial nature of the city.

Notably, the city has the 9th lowest hidden unemployment rate in the country. This is a positive sign for our local economy, showing that we are maximising our capacity for productivity - and indicates that the majority of people who can work, do work. (The official unemployment rate measures the number of people who are actively seeking a job but cannot find one, whereas the hidden unemployment rate refers to people who are able to work, but do not, for varying reasons).



Brighton & Hove is cited as being 7th best for having residents with high-level qualifications, contributing to the city's low level of economic inactivity. This is also testament to the strong networks of support and outreach within the city.

The city came in 6th place for having the highest level of innovation and new economy businesses, which encompass knowledge-intensive sectors and advanced manufacturing. These businesses are at the forefront of new technologies and innovations, and their performance is important for the UK's overall productivity and prosperity, because they are at the frontier of the economy.

The city ranked 3rd for emissions per capita, well below the national average.

Supporting positive local outcomes

The Business & Intellectual Property Centre located in Jubilee Library provides expert information from seed to growth, and supports the hidden unemployed into work by providing free services and resources to anyone wanting to start a business.

Brighton & Hove ended 2023 as being the UK's fourth fastest-growing economy



Council leader Phélim Mac Cafferty said: “It’s really encouraging to see that Brighton & Hove businesses continue to be resilient despite a hugely challenging time.

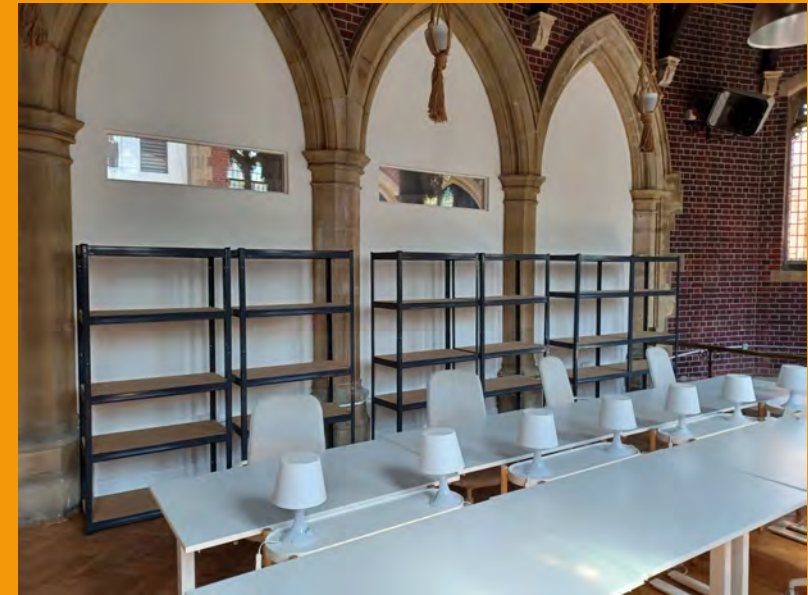
“The Centre for Cities findings tell us that we are one of the top cities for businesses being founded and that we have one of the highest number of businesses per capita. We are a productive city, with low economic inactivity and a high number of residents with top qualifications. Businesses continue to be innovative and at the cutting edge of technology which in turn enhances our productivity and prosperity.

“Despite all the things that make running a business especially tough currently such as high inflation, the ongoing impact of the pandemic, the sheer cost of housing and the cost-of-living crisis, these results bring confidence and hope. We remain hungry as a city for local economic growth to secure future jobs, opportunities and apprenticeships.”

Gavin Stewart, Executive Director of the Brighton & Hove Economic Partnership says: “Unemployment numbers in Brighton & Hove have thankfully been falling since the pandemic high. Although we know that retail and hospitality sectors will struggle this year, particularly thanks to the effects of inflation and post Brexit issues in staff recruitment, the overall outlook is still looking positive for 2024. CEBR/Irwin Mitchell has forecast there will be 1.1% increase in the size of the Brighton & Hove economy by 2024 and that it is expected to start 2024 as being the 4th fastest-growing city.”



Art Architecture





Please contact Errol Barrett on
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