



FOR SALE
FREEHOLD CITY CENTRE RESTAURANT
INVESTMENT/DEVELOPMENT

- Potential for two one bed flats or maisonette
- Offers in the region of £825,000
- Close to Famous Lanes
- Tenant in occupation since May 2014

LOCATION

Brighton is located 56 miles (90 km) south of London and 25 miles west of Eastbourne. 22 miles (35 km) south of Crawley & Gatwick Airport, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

13 Prince Albert Street is prominently located adjacent to The Lanes with numerous retail, leisure and restaurant occupiers close by.

Churchill Square Shopping Centre (7 mins, 480 m) and the popular North Laine 150m.

Brighton Station is 14 minutes walk (1,500m) via Queens Road and Brighton seafront (4 mins).

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 1HE.

DESCRIPTION

13 Prince Albert Street comprises the Shogun Ramen restaurant arranged over the ground and lower ground floors with rear garden.

The first and second floors were formerly occupied by a charity and is now vacant. The offices can be converted to form 2 one bed flats (STNC).

Planning consent was previously granted for a three bed maisonette.

TENURE

Freehold subject to tenancy.

PRICE

Offers in the region of £825,000.

NEARBY OCCUPIERS

- Lost In The Lanes
- Zizzi
- Ask
- Lucy & Yak
- Dr Martens
- Food For Friends
- Gars
- Pizza Express
- Bohemia
- The Cricketers PH



ACCOMMODATION	sq ft	sq m
Ground Floor	396	36.8
Lower Ground Floor	338	31.4
First Floor	383	35.5
Second Floor	383	35.5
Total	1,500	139.2



TENANCY

Ground and lower ground floors held on an FRI lease for a term of ten years commencing 4th February 2024, lease expiry 17th May 2030 with a tenant only break option on 18th May 2028. The passing rent is £41,000 per annum exclusive.

The first and second floors will be vacant from 13th March 2026.

TENANT INFORMATION

Samuel Cheung (Shogun Ramen)

In occupation since 2014 and has a number of restaurants trading as Sushi Mania in Brighton, Reading and London. Website sushimania.co.uk

VAT

We are advised that the property is elected for VAT.



BUSINESS RATES

Ground & Lower Ground Floors: RV £33,750 UBR 49.9 p in the £ April 2025/26

First & Second Floors: RV £14,750 UBR 49.9 p in the £ April 2025/26

PLANNING

BH2017/00063 Conversion of first and second floor offices (B1) to three bedroom residential maisonette (C3) with internal alterations to layout and associated works. Planning consent dated 15th March 2017.

EPC

Ground & Lower Ground Floors: Certificate No: 0380-0233-6729-1227-0006, rated 78 D, valid until 28th March 2027.

First & Second Floors: Certificate No: 0270-8955-0343-3300-3080, rated 84 D, valid until 28th March 2027.

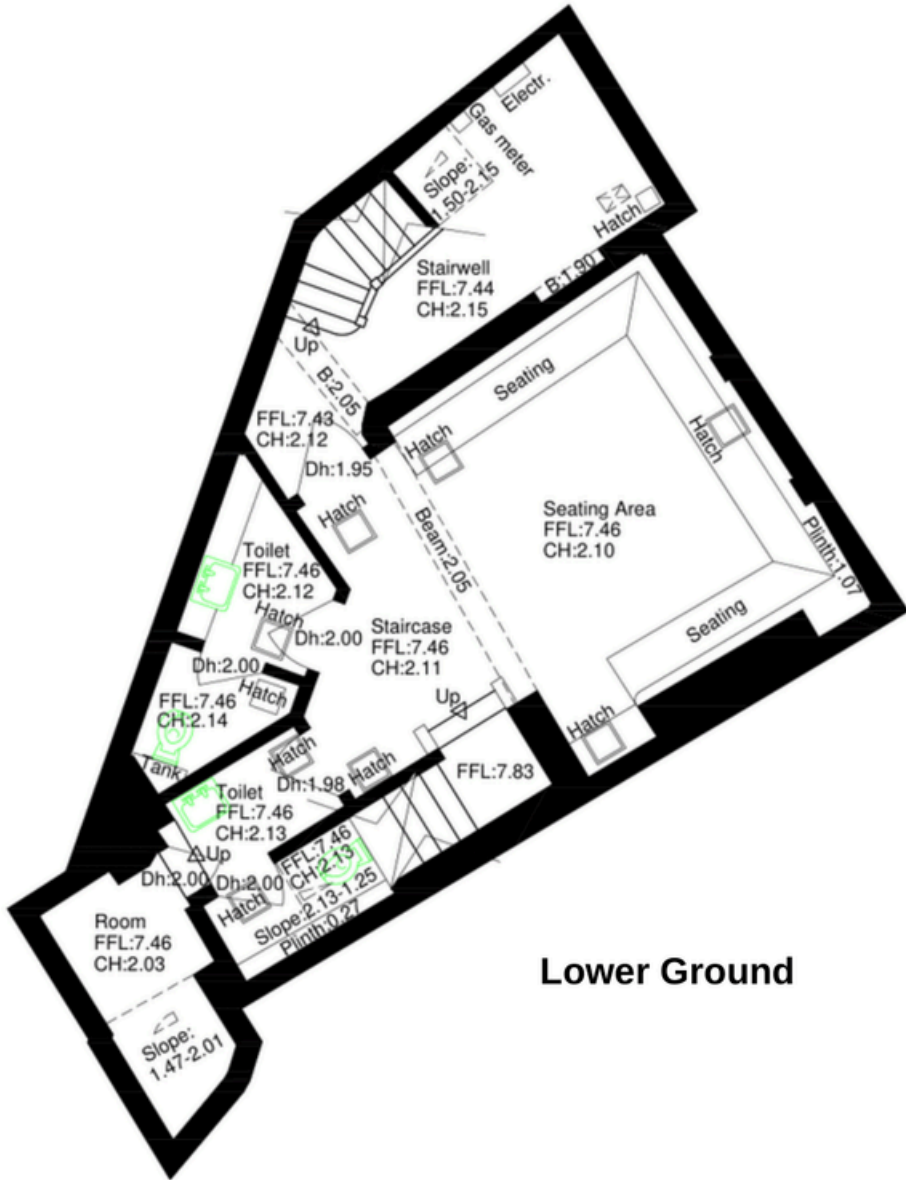
LEGAL COSTS

Each side will be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

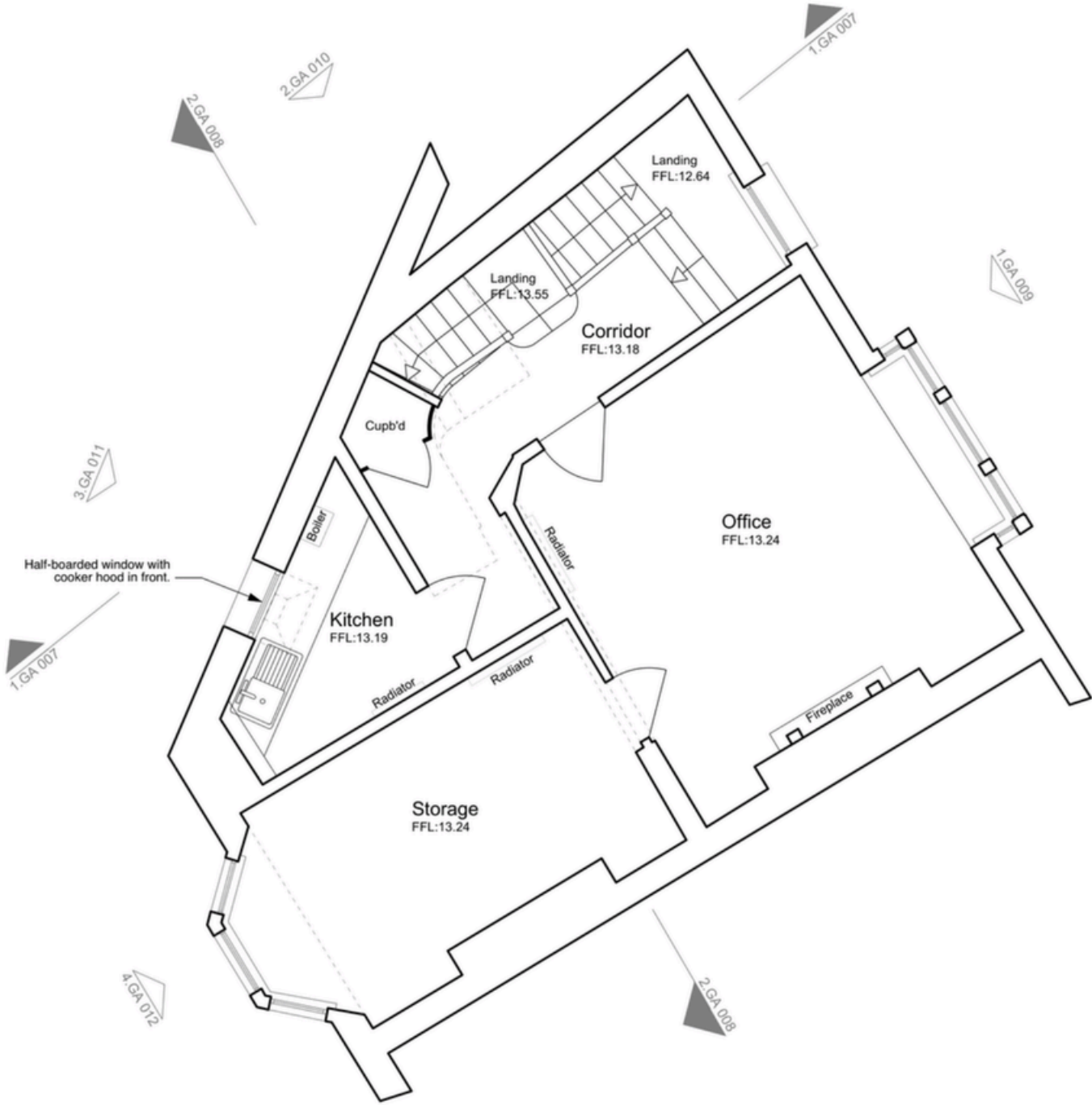
Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.



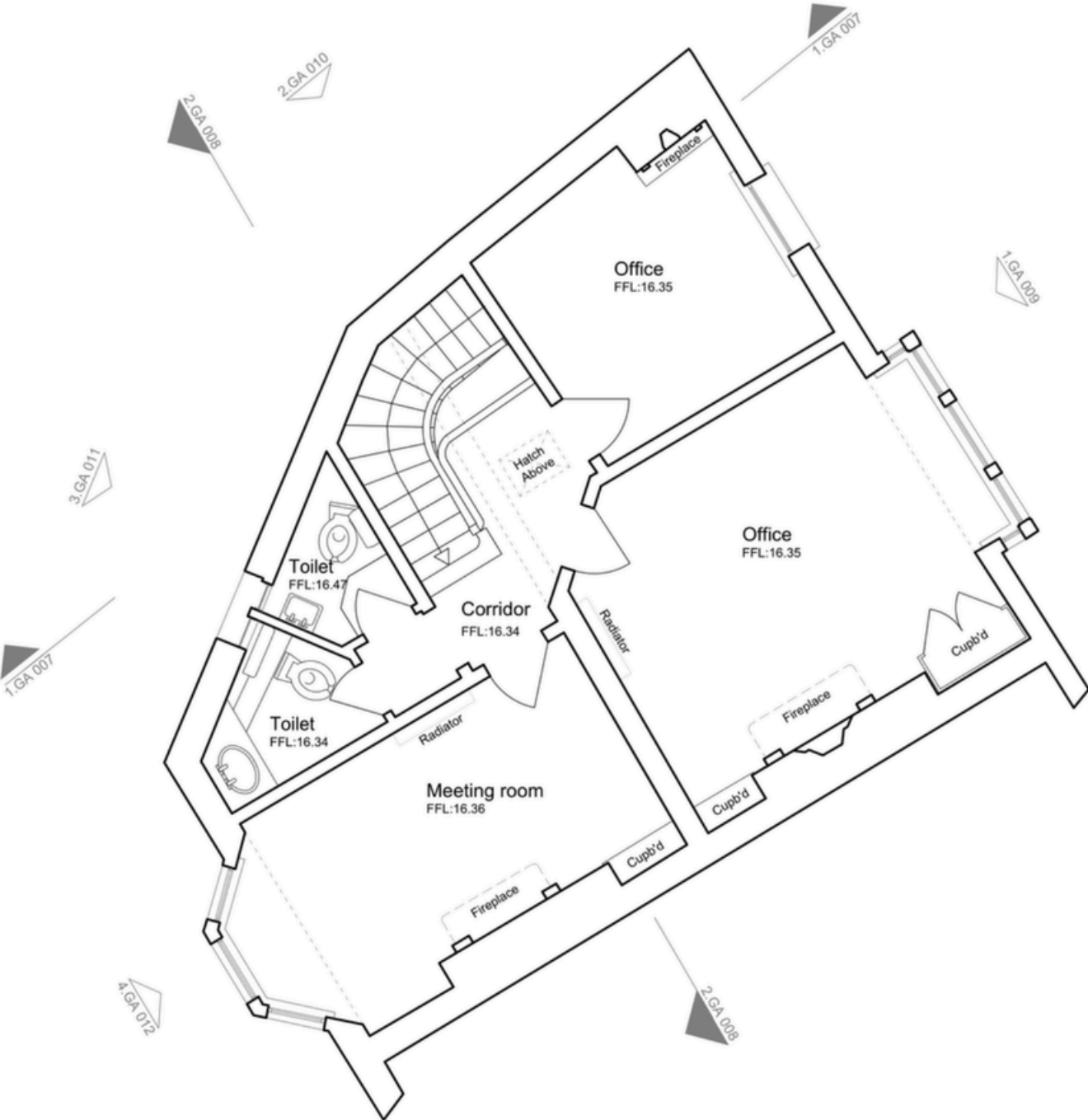


Lower Ground

First Floor



Second Floor



CONTACT US

To book a viewing or receive further information, please get in touch.



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