



## 1 SURREY STREET BRIGHTON, BN1 3PA

OFFERS OVER £575,000  
FREEHOLD

A freehold investment opportunity in a prime Brighton location. The property is arranged as a grocer/deli on the ground floor paying a rent of £16,500pa in occupation on a 5 year lease expiring March 2025 and a 2 bedroom, 2 bathroom flat on the first floor currently let on an AST at £1,900pcm (£22,800pa). The flat could suit holiday lets/Airbnb given the prime location, close to Brighton Station and the vibrant City centre. Planning permission has been approved under application BH2024/02255 for the erection of an additional storey and creation of an additional residential unit. Buyers should take their own advice on the existing use class and future hope for redevelopment of the site.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS

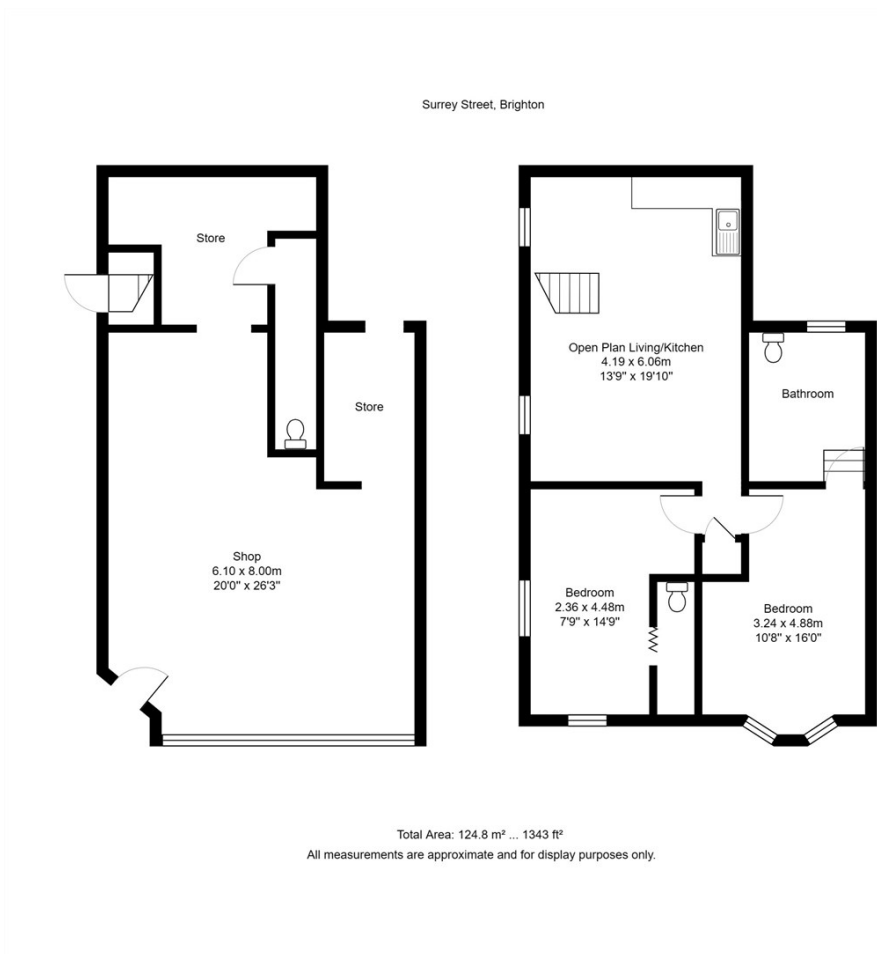












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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