

Brighton

48-50 Western Road,
East Sussex
BN1 2EB

- Long Leasehold Upper Parts formerly used as Retail/Ancillary Accommodation
 - Together with a Self-Contained Second Floor Flat
 - To be offered with Planning Permission to provide a Total of Eight Self-Contained Flats (5 x One Bedroom and 3 x Two Bedroom) Extending to Approximately 474 sq m (5,093 sq ft)
 - Possible Potential to erect a Mansard Roof extension subject to obtaining all necessary consents
 - Central location
- ### Vacant Possession

To View

Please call the Joint Auctioneer.

Joint Auctioneer

Messrs Carr and Priddle (Ref: Tony Carr).
Tel: 01273 208010.
Email: tc@carrpriddle.co.uk

Seller's Solicitor

Messrs Mayo Wynne Baxter LLP
(Ref: S Gair).
Tel: 01273 407430.
Email: sgair@mayowynnebaxter.co.uk

VACANT –
Long Leasehold Upper Parts with
Planning



Tenure

Long Leasehold. The property will be offered with a new 175 year lease from the date of completion at a ground rent of £300 per annum (rising).

Location

The property is located in Brighton town centre, on the south side of Western Road, to the east of its junction with Clarence Square. An extensive range of shops, bars, restaurants and other facilities, including Churchill Square Shopping Centre, is available in Brighton centre. Rail services run from Brighton Station approximately 0.6 miles to the north-east, providing a regular service to London with a journey time of approximately 1 hour. The property overlooks Clarence Gardens. The open spaces of Brighton seafront and the South Downs National Park are nearby.

Description

The property comprises first and second floors formerly used as retail (A1) accommodation, together with a self-contained second floor flat, situated within a double fronted mid terrace building arranged over basement, ground, and three upper floors beneath a pitched roof. The property benefits from a lift (not tested).

The property is to be offered with planning permission for conversion of first and second floors to provide a total of eight self-contained flats.

Existing and Proposed Accommodation

A schedule of Existing and Proposed Accommodation is set out below.

NB. The proposed floor areas were provided by the Vendor. Plans are available from the website www.alltop.co.uk

Planning

Local Planning Authority: Brighton and Hove City Council.

Tel: 01273 292222.

Email: planning.applications@brighton-hove.gov.uk

The property is to be offered with planning permission (Ref: BH2015/03290) dated 23rd September 2016 for the 'change of use from retail (A1) to 5 x one bedroom flats and 3 x two bedroom flats at basement, first and second floors'. Eight flats in total.

Floor	Existing Accommodation	Proposed Accommodation	Proposed Floor Area	
First	Large Open Plan Room with Smaller Room off, Separate WC and wash basin	Flat 1 – Two Bedroom Flat	94.0 sq m	(1,012 sq ft)
		Flat 2 – One Bedroom Flat	47.0 sq m	(506 sq ft)
		Flat 3 – Two Bedroom Flat	70.0 sq m	(754 sq ft)
Second (Rear)	Self-Contained Flat – Reception Room, Bedroom, Kitchen, Shower Room with WC and wash basin	Flat 6 – One Bedroom Flat	45.0 sq m	(484 sq ft)
		Flat 7 – One Bedroom Flat	55.0 sq m	(592 sq ft)
		Flat 8 – Two Bedroom Flat	93.5 sq m	(1,006 sq ft)
Second (Front)	Large Room, Male and Female WCs and wash basins, Room with Lift Access, Room with Kitchenette	Flat 4 – One Bedroom Flat	53.5 sq m	(576 sq ft)
		Flat 5 - One Bedroom Flat	50.0 sq m	(538 sq ft)
Total			508 sq m	(5,468 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

