

SELBOURNE HOUSE, CHATHAM PLACE, BRIGHTON, BN1 3TN

On the Instructions of Executors

Freehold Investment Arranged as 6 x Self-Contained Flats and 4 x Commercial Units

Currently Producing £135,766 per annum exclusive

austin gray



PRICE £1,700,000

Professional Services Office
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Description

Available on the market for the first time in 50 years, this is a rare opportunity to acquire a substantial mixed use freehold investment property located in Seven Dials, Brighton. The property comprises six self-contained flats and four commercial units, all of which are tenanted and producing an annual income of approximately £135,766 per annum exclusive.

Situation

The property is situated in the heart of the popular Seven Dials area, just north of Brighton city centre. Brighton Station is approximately a 10 minute walk away and the area benefits from easy access to the A23 and A27. Nearby occupiers include Gails, Flour Pot Bakery, Subway, The Good Companions, Co-op and Ashtons Pharmacy.

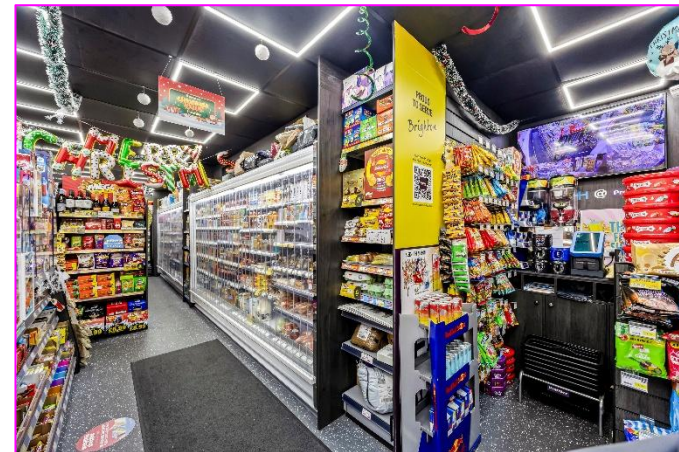
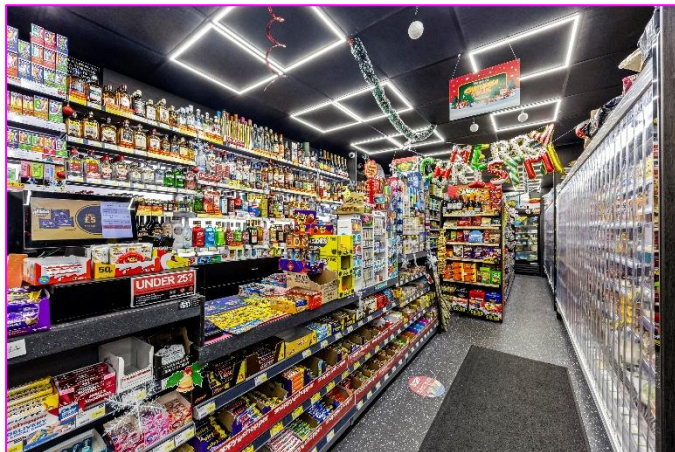
Accommodation

The property has the following approximate Net internal floor areas:

RESIDENTIAL	SQ.M	SQ.FT
Flat 1	34.0	366.0
Flat 2	62.22	669.73
Flat 3	33.21	357.46
Flat 4	64.41	693.30
Flat 5	75.85	816.44
Flat 6	66.37	714.40
	336.06	3,617.33

COMMERCIAL	SQ.M	SQ.FT
19 Chatham Place	91.1	980
20-21 Chatham Place	95.01	1022.67
41 Prestonville Road	96.20	1035.48
42 Prestonville Road	83.22	895.76
	365.53	3,934.49





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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Rateable Value

COMMERCIAL	
19 Chatham Place	£4,150
20-21 Chatham Place	£12,500
41 Prestonville Road	£7,700
42 Prestonville Road	£8,900

EPC's

RESIDENTIAL	EPC
Flat 1 Selbourne House	C
Flat 2 Selbourne House	C
Flat 3 Selbourne House	E
Flat 4 Selbourne House	D
Flat 5 Selbourne House	D
Flat 6 Selbourne House	C

COMMERCIAL	EPC
19 Chatham Place	C
20-21 Chatham Place	B
41 Prestonville Road	C
42 Prestonville Road	B

Council Tax

RESIDENTIAL	BAND
Flat 1 Selbourne House	A
Flat 2 Selbourne House	B
Flat 3 Selbourne House	A
Flat 4 Selbourne House	B
Flat 5 Selbourne House	B
Flat 6 Selbourne House	A



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Agent Notes

- The launderette that fronts Selbourne House is sold off on a separate freehold title.
- We have been made aware from our client that there is a void room, accessed through a loft hatch on the top floor. We have not been able to inspect or measure this area. It is possible that this room may have previously been part of one of the top floor flats.
- There is the potential for rental uplift, subject to rent reviews and lease renewal.

Tenancies

RESIDENTIAL	RENT / £ PCM	RENT / £ PA	Tenancies
Flat 1	£875	£10,500	Studio – Let on an AST from 12 July 2025 expiring 11 July 2026
Flat 2	£1,400	£16,800	2 Bed – Let on an AST from 16 May 2025 expiring on 15 May 2026
Flat 3	£1,050	£12,600	Studio – Let on an AST from 24 January 2025 expiring 23 January 2026
Flat 4	£1,400	£16,800	2 Bed – Let on an AST from 11 September 2025 expiring 10 September 2026
Flat 5	£1,450	£17,400	2 Bed – Let on an AST from 17 April 2025 expiring 16 April 2026
Flat 6	£1,375	£16,500	2 Bed – Let on an AST from 5 August 2022 expiring 4 February 2023. The tenant is holding over
	£7,550	£90,600	

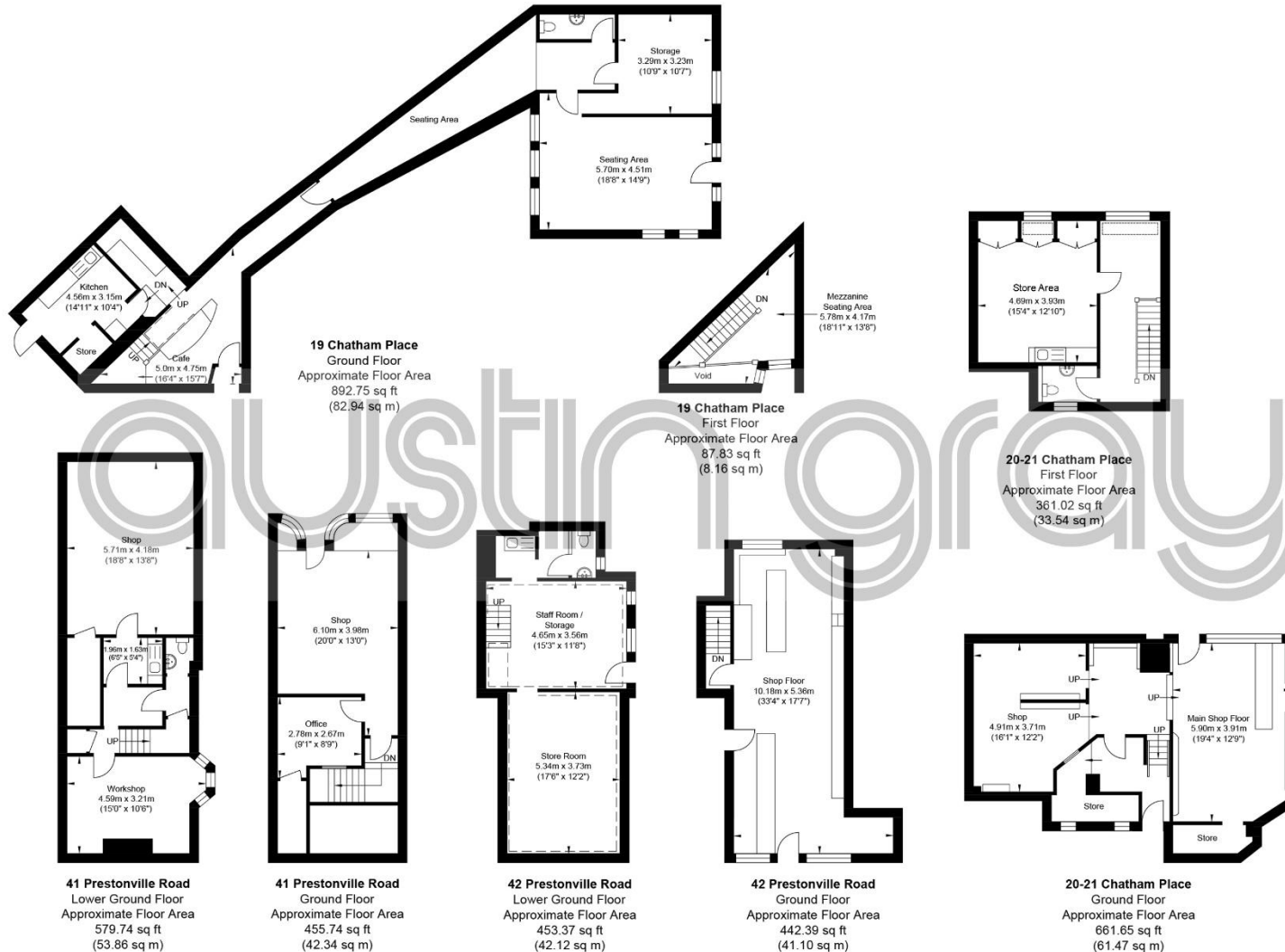
COMMERCIAL	RENT / £ PA	Tenancies
19 Chatham Place	£8,500	Let to Puck Brighton Ltd on an effective full repairing and insuring lease for a term of 10 years from 8th May 2015, ending on and including 7th May 2025. The current passing rent is £8,500 per annum exclusive. There is an outstanding rent review dated May 2020. The tenant is holding over. Security is provided by way of a personal guarantor and rent deposit.
20-21 Chatham Place	£13,666	Let to a private individual on an effective full repairing and insuring lease for a term of 10 years from 6th January 2019, ending on and including 5th January 2029. The current passing rent is £13,666 per annum exclusive. There is an outstanding rent review dated January 2024. Security is provided by way of a rent deposit.
41 Prestonville Road	£11,000	Let to private individuals on an effective full repairing and insuring lease for a term of 6 years and 11 months from 15 December 2023, ending on and including 14 November 2030. The current passing rent is £11,000 per annum exclusive and there is a rent review dated June 2027. Security is provided by way of a rent deposit. The lease is granted outside the landlord and tenant act.
42 Prestonville Road	£12,000	Let to private individuals on an effective full repairing and insuring lease for a term of 10 years from 9 December 2021, ending on and including 8 December 2031. The current passing rent is £12,000 per annum exclusive and there is a rent review every fifth anniversary of the lease. Security is provided by way of a rent deposit.
Total	£45,166	

VAT & Legal Fees

We understand the property is not elected for VAT. Each party to bear their own legal costs incurred.

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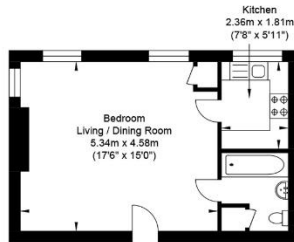
Approximate Gross Internal Area = 365.53 sq m / 3934.49 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

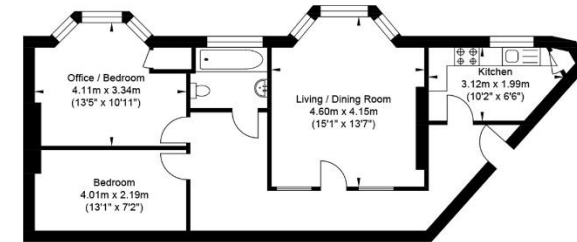
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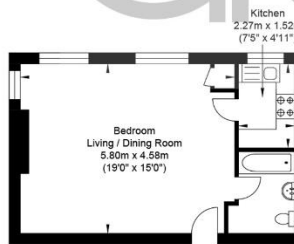
Selbourne House



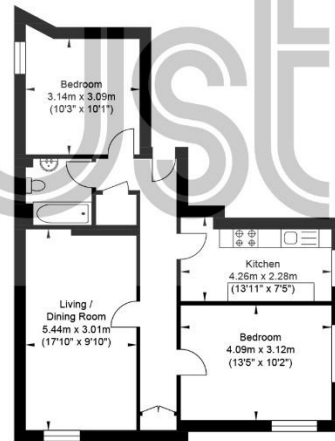
Flat 3
Approximate Floor Area
357.46 sq ft
(33.21 sq m)



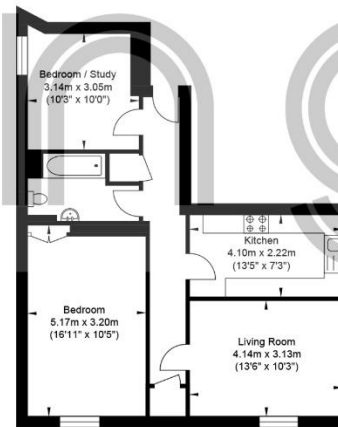
Flat 5
Approximate Floor Area
714.40 sq ft
(66.37 sq m)



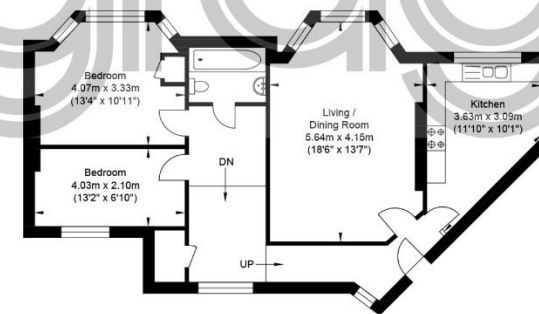
Flat 1
Approximate Floor Area
366.0 sq ft
(34.0 sq m)



Flat 2
Approximate Floor Area
669.73 sq ft
(62.22 sq m)



Flat 4
Approximate Floor Area
693.30 sq ft
(64.41 sq m)



Flat 6
Approximate Floor Area
816.44 sq ft
(75.85 sq m)



Approximate Gross Internal Area = 336.06 sq m / 3617.32 sq ft
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All enquiries to:

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