

An opportunity to acquire this substantial Grade II Listed mid terraced period property configured over five floors and comprising of 3,770sq ft of accommodation.

austin gray

FOR SALE

**33 Oriental Place
Brighton
BN1 2LL**



- Rare Freehold Opportunity
- Mid Terraced Grade II Listed
- Five Storey Period Property
- Currently Trading as a Hostel
- Sui Generis Use Class
- Self-Contained Manager's Cottage
- Comprising 3,770sq ft of Accommodation
- Close to the Seafront

Offers Over £1,150,000

Description

An opportunity to acquire this substantial Grade II Listed mid terraced, five storey period property. Originally constructed in circa 1850 as a large villa style seafront house the property has since been converted into and trading as a Hostel under a Sui Generis use with rear self-contained Manager's cottage accessed from Montpelier Road. Some rooms benefit from oblique sea views, and the property would suit an investor or owner occupier but may be suitable for residential development, subject to the necessary planning consents.

Situation

Oriental Place is located in a popular area close to the seafront and i360. Brighton city centre is a short walk away with Brighton railway station also in close proximity.

Accommodation

The property has the following approximate Net internal floor areas:

LOWER GROUND FLOOR - 64.92 sq.m. / 698.79 sq.ft

GROUND FLOOR - 56.21 sq.m. / 605.03 sq.ft

FIRST FLOOR - 61.02 sq.m. / 656.81 sq.ft

SECOND FLOOR - 54.24 sq.m. / 583.83

THIRD FLOOR - 54.24 sq.m. / 583.83

MANAGERS COTTAGE

GROUND FLOOR - 31.61 sq.m. / 340.24 sq.ft

FIRST FLOOR - 28.02 sq.m. / 31.60 sq.ft

TOTAL FLOOR AREA - 350.26 / 3770.16

Tenancy

Let to Stay Brighton Ltd on a full repairing and insuring (FRI) Lease for a term of 3 years from 1 February 2023, expiring 1 June 2026. The current passing rent is £50,000 per annum, exclusive. The lease is stated to be outside the landlord and tenant act.

Business Rates

Current - £42,000

1 April 2026 - £37,750

EPC

To be applied for

Council Tax(Managers Cottage)

Band D

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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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.