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8 ST GEORGES PLACE
BRIGHTON BN1 4GB




# CITY CENTRE OFFICE BUILDING
# TO LET

- Suitable for a variety of Class E uses (STNC)
- Grade II listed building with original features
- Three private car parking spaces
- Available Now

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION

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## LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. The city has a resident population of 289,000.

8 St Georges Place is located between Gloucester Place and Trafalgar Street, fronting Valley Gardens. and the northbound carriageway of the A23 London Road.

The popular North Laine district is a few minutes walk and which comprises a cosmopolitan and vibrant mix of some 300 independent shops, 37 cafes, 22 pubs, and 4 theatres including the Komedia and Brighton Dome.

Brighton Station is 9 minutes walk (0.3 miles) and car parks are situated nearby in Phoenix Place (5 mins, 0.2 miles) and Blackman Street (5 mins. 0.2 miles).London Road with its many retail and leisure amenities is within easy walking distance (4 mins, 0.2 miles).

A location plan and street view can be viewed online by typing in the following postcode: **BN1 6JD**





## DESCRIPTION

8 St Georges Place, is a five storey Grade II listed office building arranged over lower ground, ground and three upper floors. The self-contained lower ground floor is currently a one bed flat with small courtyard.

## PERMITTED USE

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1 cafe & A3 restaurant use.

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| ACCOMODATION | sq ft | sq m |
|---|---|---|
| Lower GroundFloor | 482 | 44.7 |
| GroundFloor | 504 | 46.8 |
| First Floor | 483 | 45 |
| Second Floor | 457 | 42.5 |
| Third Floor | 462 | 42.9 |
| Total Floor Area | 2,388 | 221.9 |







## LEASE

A new lease on terms to be agreed.

### RENT

£60,000 per annum exclusive (£25.00 per sq ft).

## BUSINESS RATES

Rateable Value: £40,000. UBR 49.9p (April 2024/25).

## VAT

We are advised that VAT is chargeable on the rental outgoings.

## EPC

Certificate No: 3015-9334-0582-2891-5106 rated 84 D, valid until 10 September 2034

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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## VIEWING AND FURTHER INFO



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