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INVESTMENT FREEHOLD FOR SALE

16-17, Cranbourne Street, Brighton, BN1 2RD

PRIME FREEHOLD INVESTMENT

Prominent retail position, let on unbroken FRI lease expiring in 2043

Includes two self-contained maisonettes

Potential for residential vertical extension

Offers invited in excess of £850,000 – Net Initial Yield 7.02%

INVESTMENT SUMMARY

- Brighton is one of the dominant retail destinations in the South East.
- Cranbourne Street is one of the city's principal retail thoroughfares.
- The property comprises two interlinked mid-terrace four-storey buildings.
- Two self-contained two-bedroom maisonettes.
- Whole property let under unbroken FRI lease expiring 2043.
- Potential for residential vertical extension.
- Producing a passing rent of £63,000 per annum.
- OIEO £850,000 / 7.02% NIY

DESCRIPTION

The property comprises two mid terrace four-storey buildings that are interconnecting on the ground floor and basement.

The commercial element of the two properties is arranged as a single ground floor restaurant with ancillary basement storage which includes pavement vaults.

16a comprises a ground-floor entrance hall and a two-bedroom maisonette arranged over the first and second floors.

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LOCATION

The property is prominently positioned on the northern side of Cranbourne Street, which is the main commercial thoroughfare

connecting Churchill Square with the famous Brighton Lanes and one of the highest footfall areas in Brighton.

Nearby occupiers on Cranbourne Street include a mix of well-known national occupiers and independent retailers, such as Tortilla, Timpsons, Urban Outfitters and Waterstones and Island Poke.

Brighton railway station is located approximately 0.4 miles to the north, providing regular services to London Victoria, London Bridge, Gatwick Airport and along the South Coast.

TENANCY

The lease is of the entire building and runs from 07/07/2023 until 06/07/2043 without any break options. There are five yearly OMV rent reviews, with the next being due on 7/7/2028.

The current passing rent is £63,000. The property was originally let to Korean Kimchi Ltd, 11684595 who assigned to Korean ZIP Ltd (16263240) on 22/05/2025.

COVENANT

Korean Zip Ltd were founded in February 2025 and are yet to publish accounts. There is a rent deposit of £31,500, equating to six months’ rent.

OPPORTUNITY

At 5-6 Cranbourne Street, an additional storey at the third-floor level containing residential accommodation has been constructed. It would be possible to seek planning consent for a similar vertical extension at 16-17 Cranbourne Street.

PROPOSAL

Offers are invited in excess of £850,000, a purchase at this level, after normal purchasers costs, reflects a net initial yield of 7.02%.

DATA ROOM

To view the data room [Click here](#)

VAT

VAT will not be chargeable on the terms quoted.

EPC

The EPC certificates are available in the data room

AREAS	SQ M	SQ FT
16a Maisonette, Two Bedrooms	61.31	660
17a Maisonette, Two Bedrooms	48.87	526
Ground	52.40	564
Basement	38.65	416
TOTAL	201.23	2,166

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