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PROPERTY PEOPLE

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69 Grand Parade, Brighton, BN2 9TS

FOR SALE: CHARACTER FREEHOLD OFFICE BUILDING WITH PARKING IN CENTRAL BRIGHTON

LOCATION



The property occupies a prominent position on the eastern side of Grand Parade, close to its junction with Circus Street and within easy walking distance of Brighton city centre.

The surrounding area accommodates a mix of commercial, educational and residential uses, with the Circus Street development immediately to the east. The North Laine, Royal Pavilion, city-centre shopping areas and seafront are all readily accessible, providing a wide choice of cafés, restaurants and amenities for staff and visiting clients.

Grand Parade is served by numerous bus routes and forms part of a principal route through the city towards Lewes Road and the A27. Brighton Railway Station is within walking distance, providing connections to London, Gatwick Airport and destinations along the South Coast.

The location combines a visible business address with convenient access to the wider city centre.

Description:

The property comprises an attractive Grade II listed freehold office building providing 2,716 sq ft over the ground and four upper floors, available with vacant possession.

The well-presented accommodation combines generous ceiling heights, period detailing and bay windows providing good natural light. A mixture of individual offices and larger team rooms is complemented by meeting space, kitchen and breakout facilities, together with WCs on several floors.

The arrangement would particularly suit an established professional practice or creative business seeking its own premises, with space to accommodate client meetings, private offices and separate teams within one building.

Rear parking is accessed from Circus Street and accommodates up to six vehicles in tandem, subject to vehicle size and configuration.

Key Features:

- Freehold with vacant possession - ideal for owner-occupiers
- Attractive Grade II listed office building
- Central Brighton location close to city amenities and transport links
- Rear tandem parking for up to six vehicles, subject to vehicle size
- No VAT payable on the purchase price

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor46042.74First Floor57553.42Second Floor59355.09Third Floor57052.95Fourth Floor51848.12Total2,716252.32

Price:

Offers in the region of £695,000

Terms:

The freehold interest is available with vacant possession.

Offers are invited in the region of £695,000, subject to contract.

Parking

The rear forecourt is accessed from Circus Street and accommodates up to six vehicles in tandem, subject to vehicle size and configuration.

Specifications:

- Self-contained Grade II listed period building
- 2,716 sq ft over ground and four upper floors
- Well-presented individual offices and meeting rooms
- Period features and generous ceiling heights
- Bay windows providing good natural light
- Rear parking for up to six vehicles in tandem, subject to vehicle size
- Vehicular access from Circus Street

Business Rates:

Rateable Value: £27000
1 April 2026 to present.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

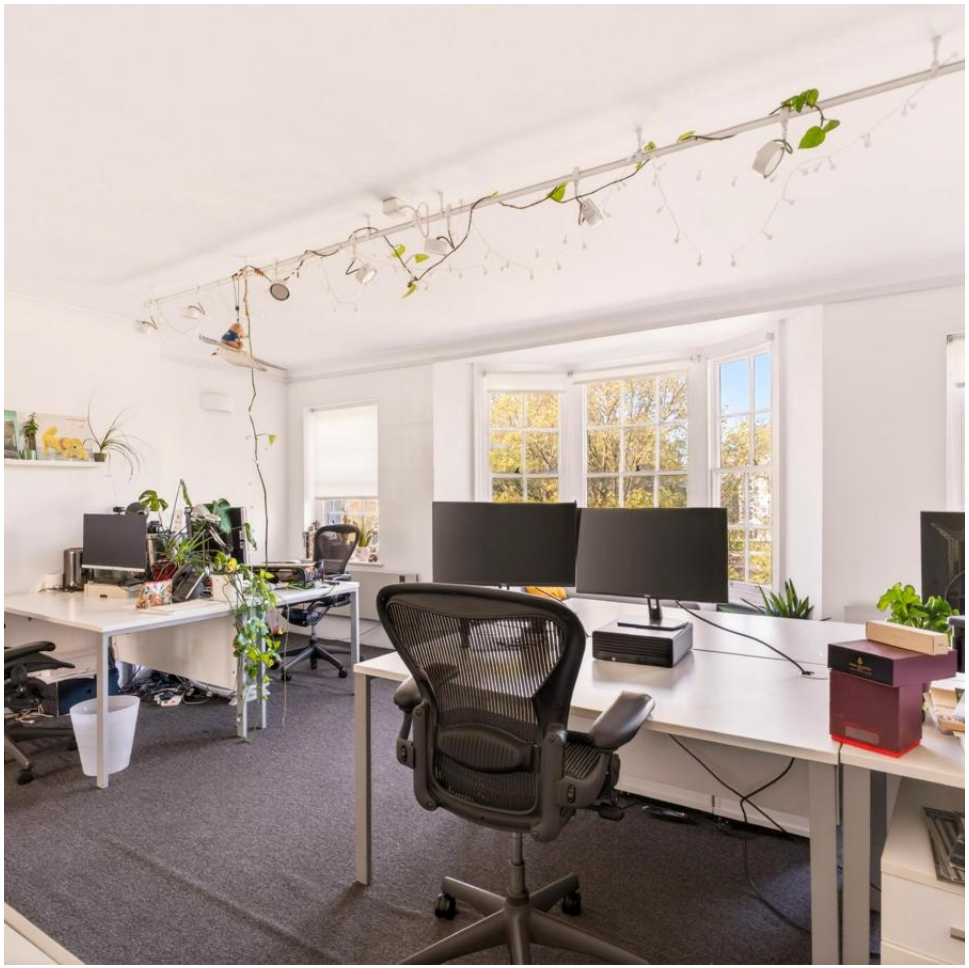
Strictly via prior appointment through Sole Joint Agents Graves Jenkins (t: 01273 701070) or Flude Property Consultants (t: 01273 727070).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

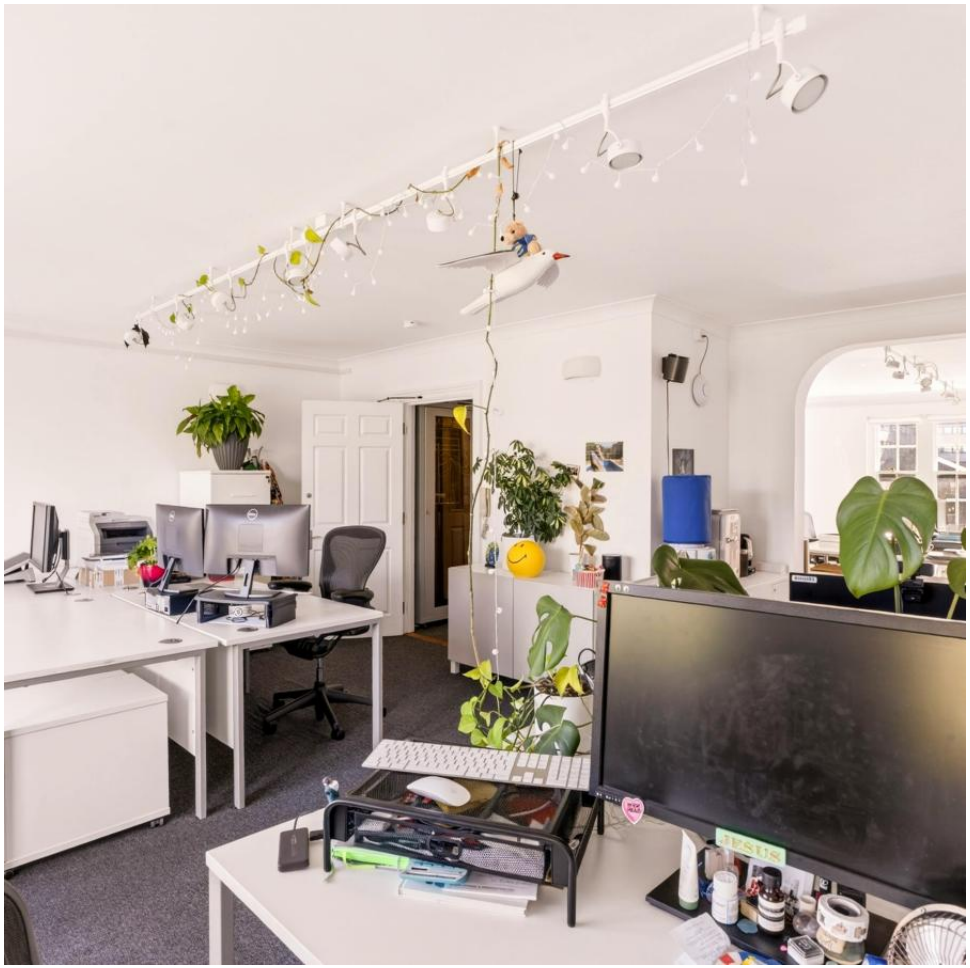
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

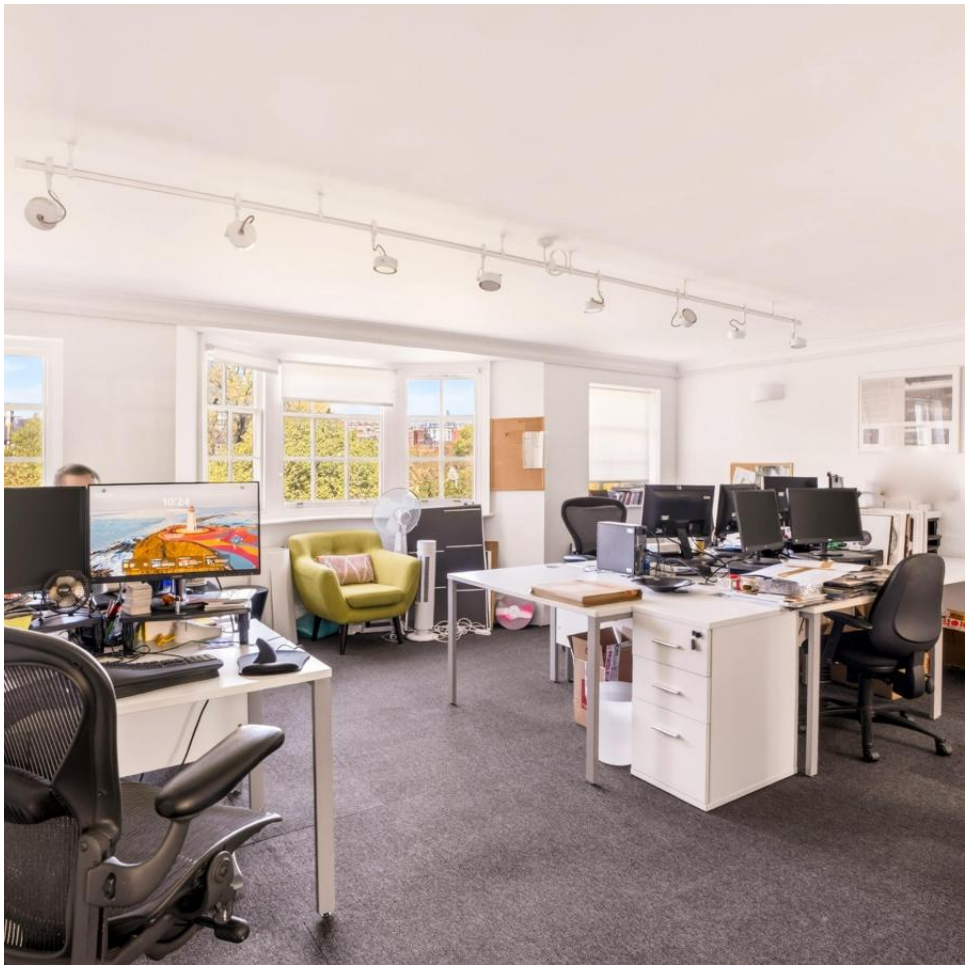


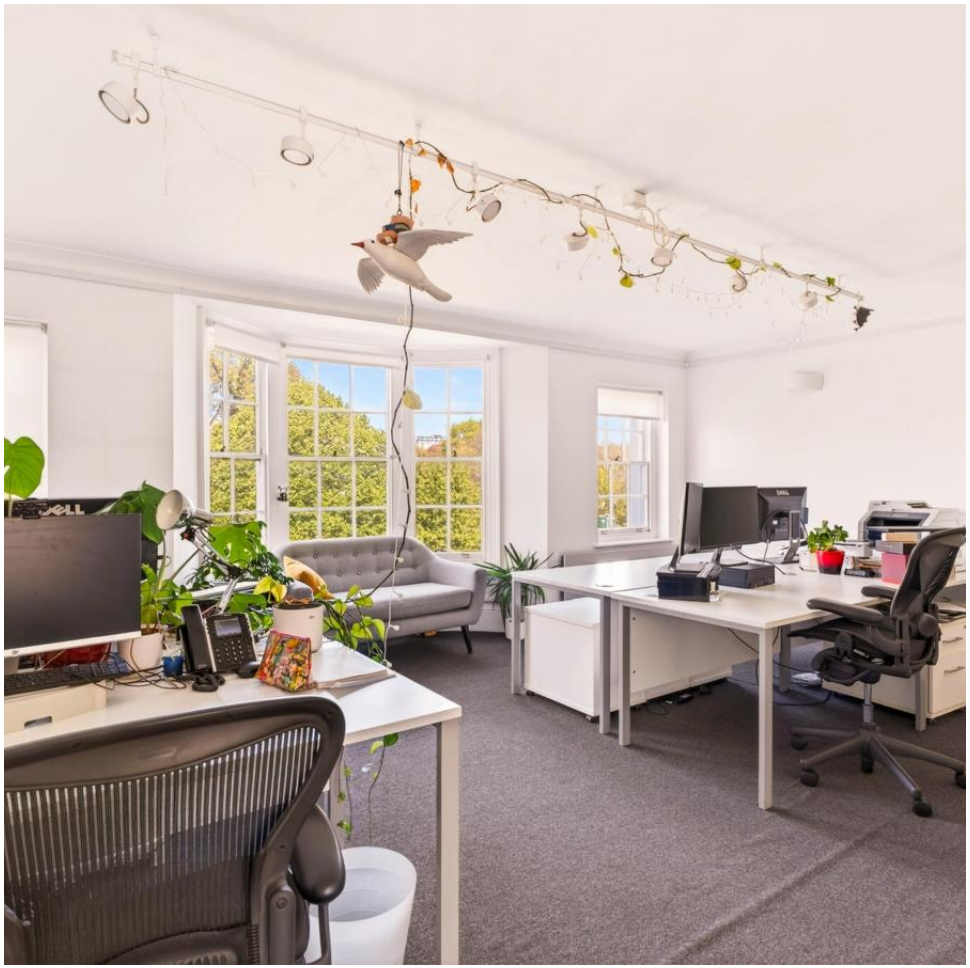








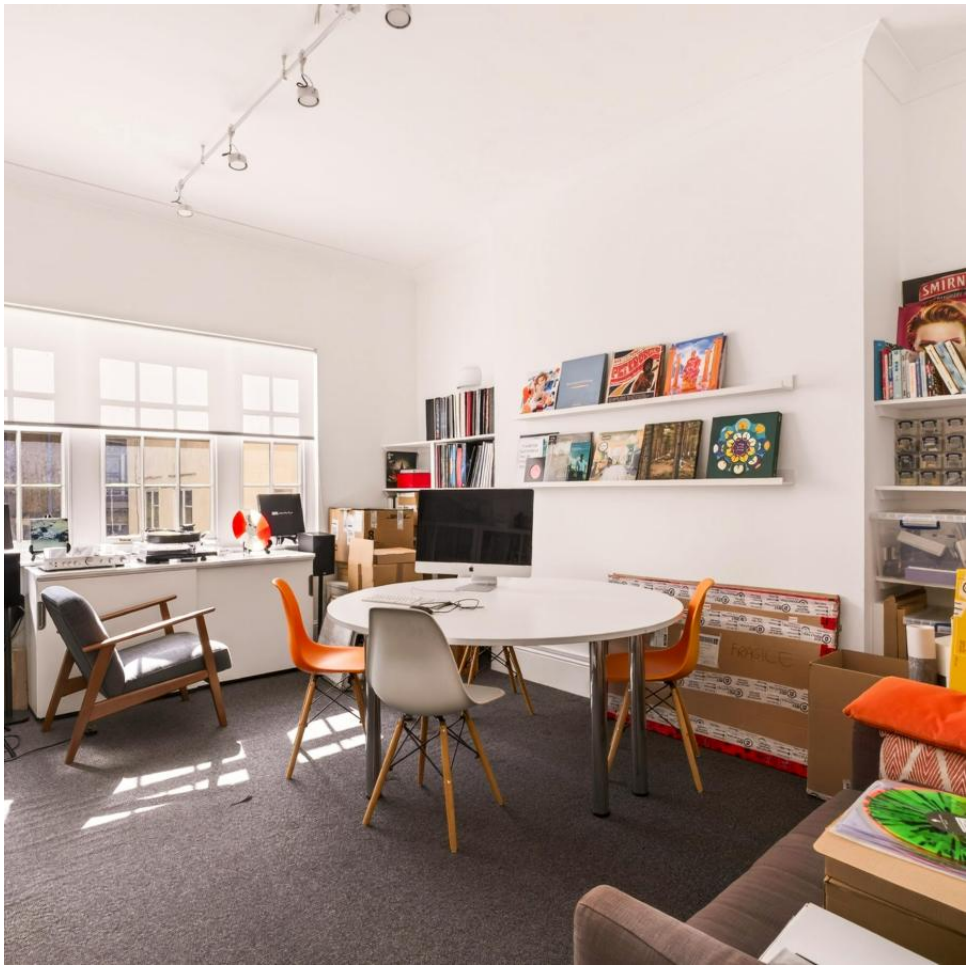


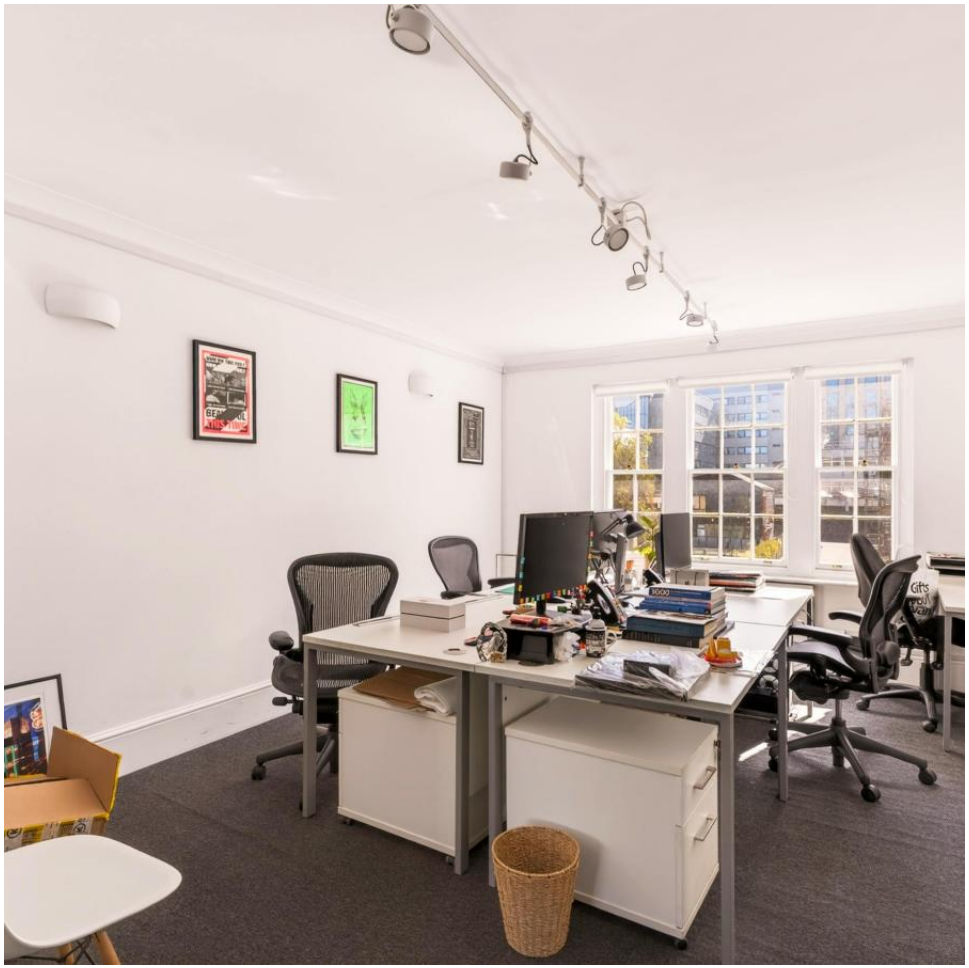






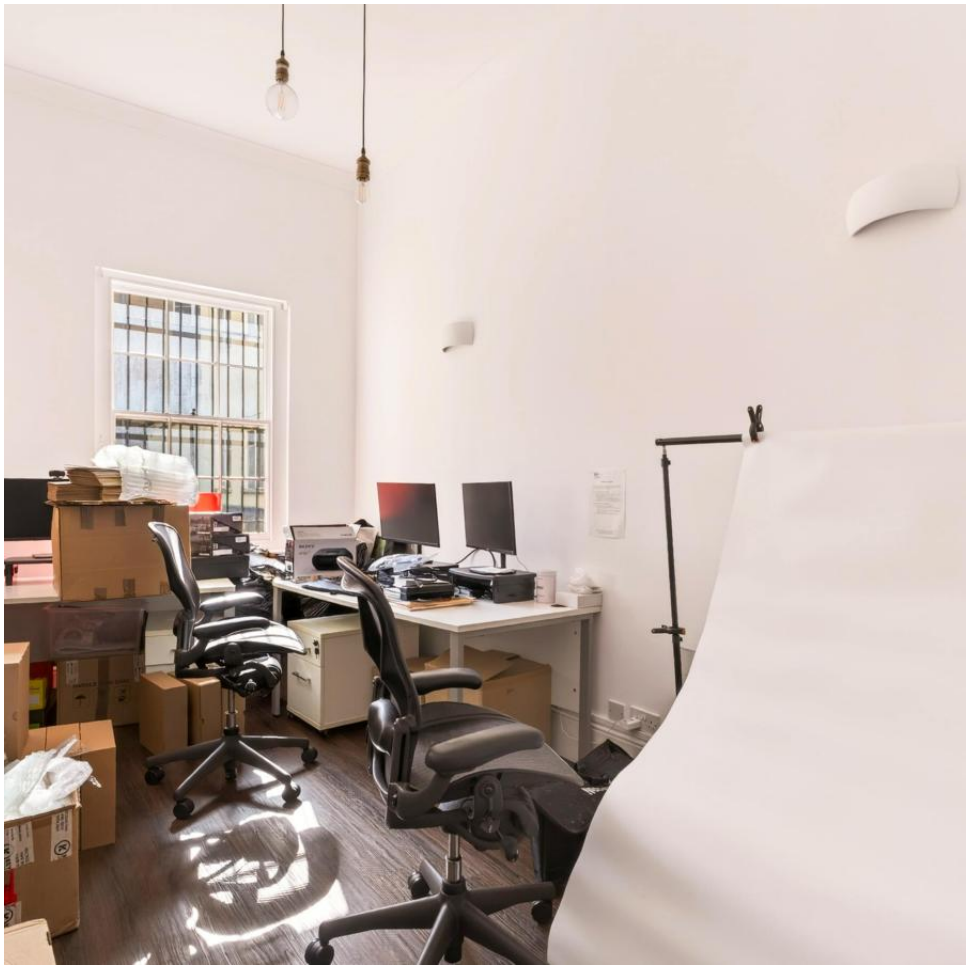


















GET IN TOUCH

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.