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8 St Georges Place, Brighton, BN1 4GB

FOR SALE: GRADE II LISTED CITY CENTRE OFFICES WITH SELF CONTAINED FLAT

# LOCATION

Positioned along a prominent thoroughfare extending from central Brighton and nestled adjacent to the North Laine conservation area, this location boasts views overlooking the Valley Gardens. Currently undergoing a significant road widening initiative, the area is poised for transformation into a more pedestrian-friendly zone. Conveniently situated in close proximity to the ongoing Circus Street mixed-use development and the residential transformation of the former Astoria cinema, known as ROX.

Surrounded by a number of well-known establishments such as Brewdog, Moksha, Bill's and several popular Public Houses. Additionally, Brighton's mainline station is merely a 9-minute walk to the West, while the inviting Brighton seafront awaits approximately 15 minutes to the South.



## Description

This prestigious Grade II listed office building embodies a wealth of its original features across its Ground, Lower Ground, and three upper floors, positioned between Gloucester Place and Trafalgar Street, offering views of Valley Gardens.

Available for sale, presenting a rare opportunity with full vacant possession. The offering includes three private car parking spaces, sound proof audio studios, and a lower ground floor flat with a charming small courtyard situated at the rear of the building.

## Key Features

- Grade II listed building
- Rare freehold office property
- Multiple private car parking spaces
- Income producing one bedroom flat with terrace garden
- Close proximity to Brighton station

## Accommodation

### Ground Floor

Grand entrance hallway leading to Front and Middle Rooms interconnected with double doors, and rear WC and galley kitchen facilities.

- Front Room: 19'8" x 12'2"
- Middle Room: 10'3" x 13'10"
- Rear Kitchen: 18'4" x 6'8"

**Ground Floor Accommodation: 504 sq ft (46.8 m2)**

### Lower Ground Floor Self-Contained Residential (8a):

Internal and external street entrance leading to LGF Flat.

- Front Double Bedroom: 11'10" x 14'3"
- Middle Reception / Lounge: 12'8" x 13'1"
- Rear Kitchen: 6'5" x 13'10"
- Rear Bathroom: 9'2" x 6'5"

**Lower Ground Floor Self-Contained Residential (8a) Accommodation: 482 sq ft (44.7 m2)**

### First Floor

- Front Room: 19'8" x 17'7"
- Rear Room: 9'11" x 13'11"

Half landing area with featured window.



## **First Floor Accommodation: 483 sq ft (45 m2)**

### Second Floor

- Front Room: 19'7" x 16'6"
- Rear Room: 10' x 13'6"

Half landing w/c facility.

## **Second Floor Accommodation: 457 sq ft (42.5 m2)**

### Third Floor

- Front Room: 19'8" x 16'8"
- Rear Room: 10' x 13'6"

## **Third Floor Accommodation: 462 sq ft (42.9 m2)**

## **Total Accommodation: 2,388 sq ft (221.9 m2)**

The Second and Third floors are currently used as recording studios under the current ownership and have been meticulously soundproofed, offering well-insulated spaces with immense potential for prospective buyers operating in the creative industries.

## Amenities

- Common areas and select spaces feature fitted carpets.
- Striking front bay windows.
- Stylish wall-mounted ceiling lights.
- Original wooden boarded flooring.
- Well-placed spotlighting throughout.
- Convenient W/C and shower facilities.
- Multiple storage options available.
- Several original fireplace features.
- Air conditioning units throughout.
- Efficient gas-fired central heating system (GFSH).
- Multiple fully equipped galley kitchens.
- Cellular and glazed partitioning.
- Secluded rear courtyard.
- Three private parking spaces at the rear.

## Income

Lower Ground Floor Self-Contained Residential (8a) Accommodation - currently rented via Houst (Airbnb Management team) and earning £2,348.55 pcm (circa £28,200 per annum) at 79% occupancy.

## Price





£750,000 (seven hundred and fifty thousand pounds), subject to contract and full vacant possession.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Office and Premises
- Rateable Value: £25,000
- Valid from April 2023 (current)

## VAT

The property is not elected for VAT.

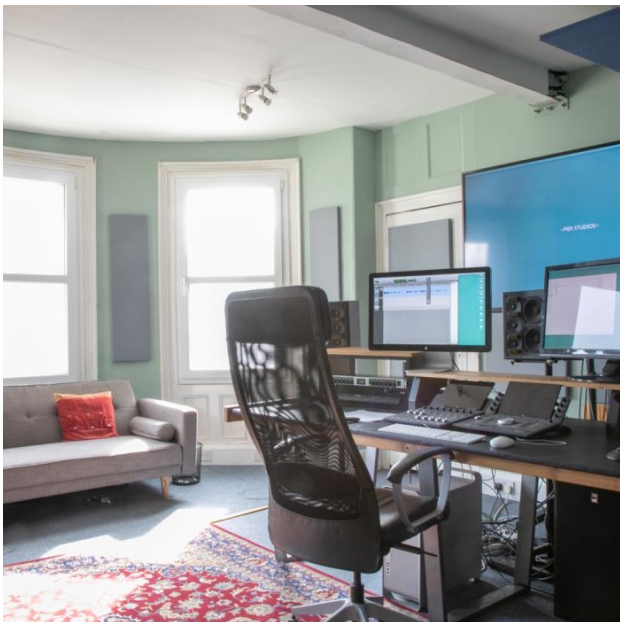
## Legal Fees

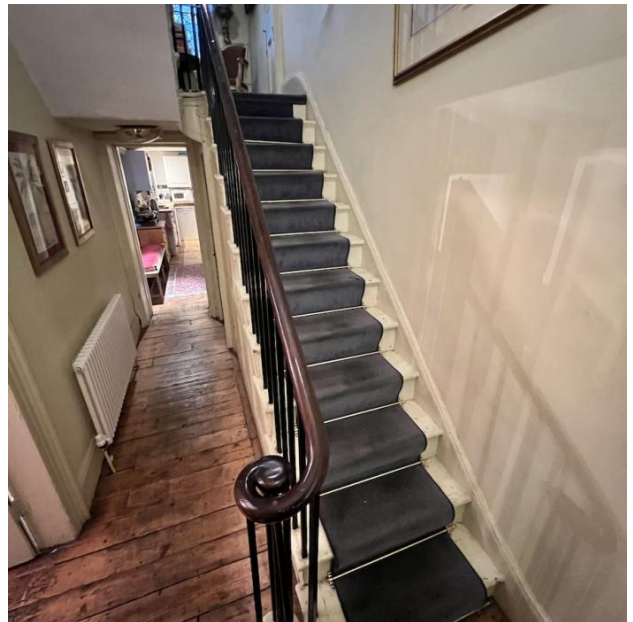
Each party is to pay their own legal fees incurred.

## Viewing Arrangements

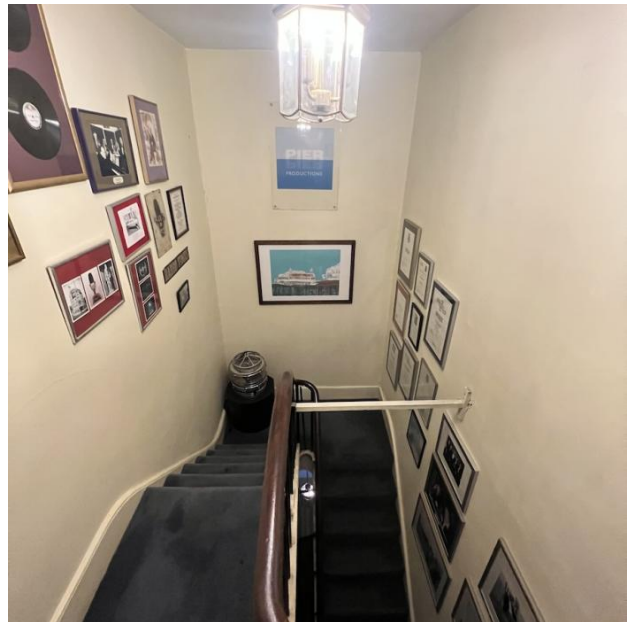
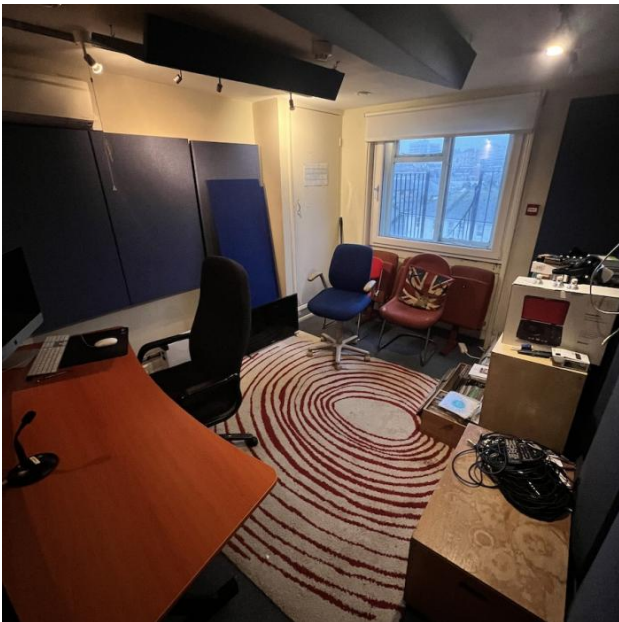
Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).









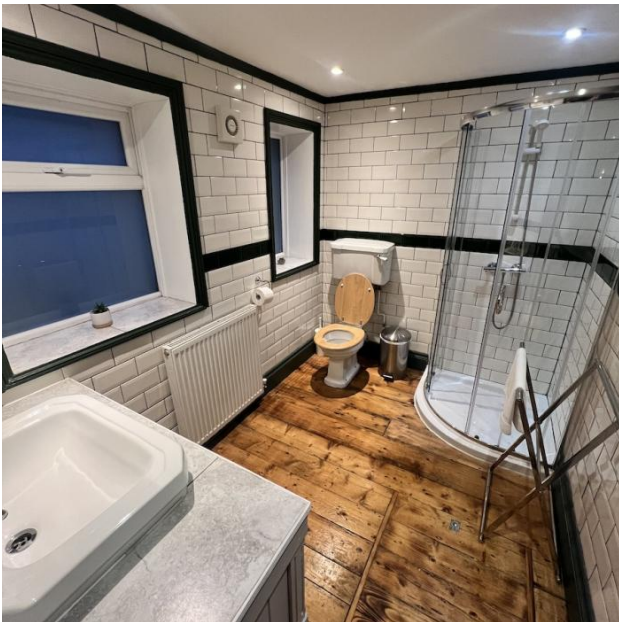


















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