



33 Mighell Street & 72 Carlton Hill

Brighton, BN2 0JF

**FOR SALE BY SAVILLS
AUCTION 13TH DECEMBER
2023 FULLY LET
INVESTMENT WITH
PLANNING FOR ROOFTOP
DEVELOPMENT.**

5,371 sq ft
(498.98 sq m)

- BY AUCTION 13TH DECEMBER 2023 WITH SAVILLS
- GUIDE £795,000 +
- £77,500 INCOME PA
- PLANNING CONSENT OBTAINED FOR FURTHER DEVELOPMENT OF 2 FURTHER APARTMENTS
- MODERN BUILDING
- CLOSE TO NEW EDWARD STREET QUARTER & CIRCUS STREET DEVELOPMENTS

33 Mighell Street & 72 Carlton Hill, Brighton, BN2 0JF

Summary

Available Size	5,371 sq ft
Price	Auction £795,000
VAT	Applicable. Whilst the building is elected for VAT it is proposed that the sale is by way of a TOGC.
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as B-B (26)

Description

A 5 storey modern purpose built block of 9 apartments which have been sold of by way of long leasehold interests at peppercorn rents in addition to 3 commercial units arranged at ground & lower ground floor levels let to Rooms for Therapists Limited (lease term expiring 4/6/2029 with a tenant only break clause on the 4/6/2024 subject to 6 months prior notice, paying a rent of £15,000 per annum exclusive), Synertial Technologies Ltd (3 years from 10 October 2022 with provision for an 18 month break clause at a rent £20,000 per annum exclusive) & Maximus UK Services Limited (4 years from 13 February 2023 with provision for a tenant only break on the 3rd anniversary subject to 6 months notice at a rent of £42,500 per annum exclusive (year end September 2021 had a turnover of £177,759,643 & net assets of £56,042,174)). Planning consent has been obtained to construct 2x2 bedroom apartments at 4th floor level under planning application number BH2022/00717 & appeal number APP/Q1445/D/22/3301047.

Location

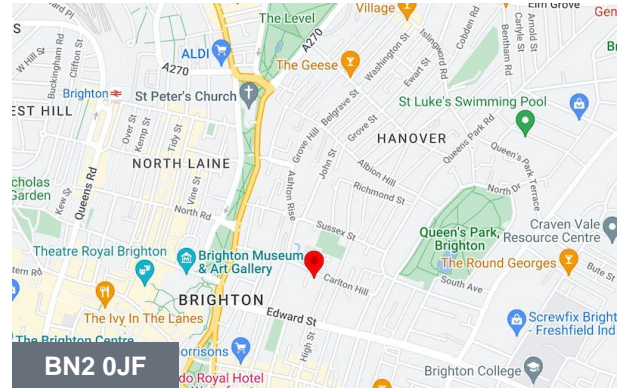
The building is situated on the corner of Carlton Hill & Mighell Street adjacent to the new Amex Building & Edward Street Quarter development where Octopus Energy, NatWest & Knights Solicitors have recently taken a significant space. The Circus Street Development is also nearby with Southern Dance as a key tenant. The popular Queens park is a few minutes walk away where Starfish & Coffee is situated, whilst Brighton City Centre & The seafront can also be easily accessed.

Terms

The property be sold by way of auction in Savills Auction on the 13th December 2023. A guide of £795,000 + has been set for the freehold interest with the benefit of the existing tenancies & planning consent. The property is elected for VAT & it is therefore proposed the purchase will be by way of a TOGC. Based on the income of £77,500 this would produce a gross yield of 9.75% with the benefit of the planning consent to develop further.

Auctioneer

Savills, 33 Margaret Street, London, W1G 0JD
FAO Steven Cane
Tel: 020 7824 9057
Mobile : 079 7489 7658
Email: steven.cane@savills.com
Website: www.savills.co.uk/auctions



Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency

Steven Cane (Savills)

02078249057 | 07974897658

steven.cane@savills.com

Energy performance certificate (EPC)

33 Mighell Street
BRIGHTON
BN2 0JF

Energy rating

B

Valid until 19 November 2028

Certificate number

9286-3090-0988-0390-6095

Property type

B1 Offices and Workshop businesses

Total floor area

352 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

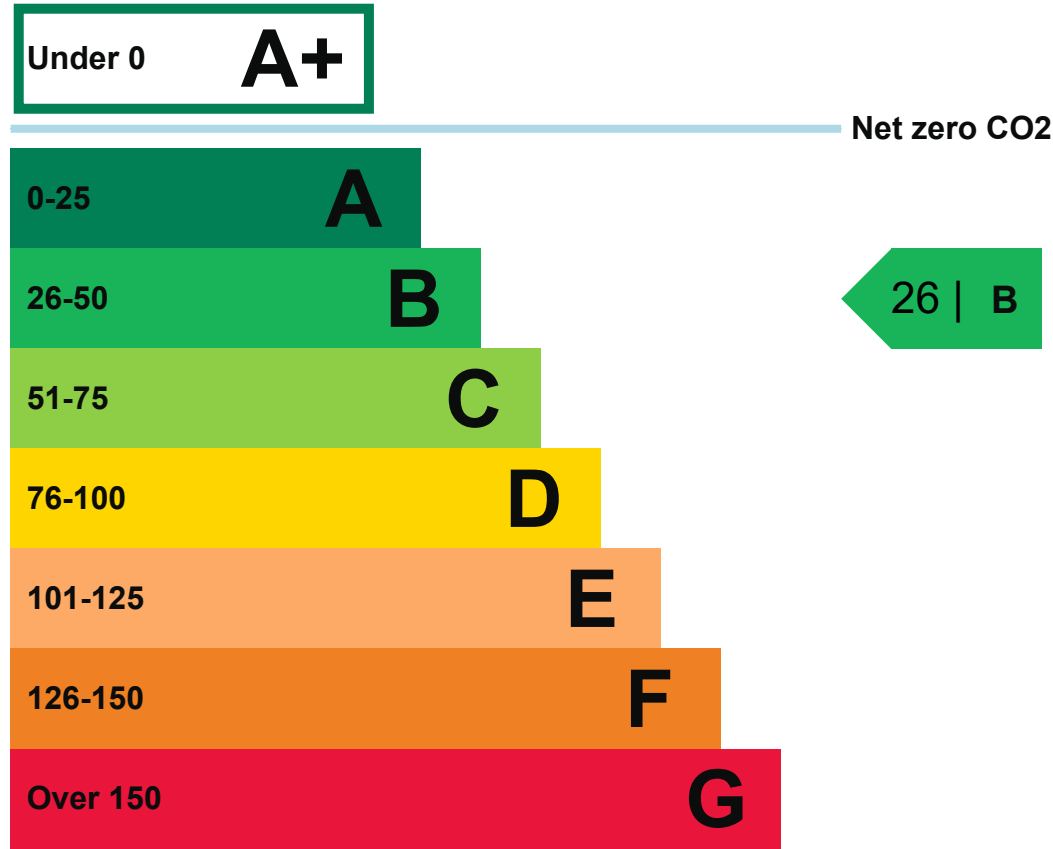
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

5

Building emission rate (kgCO₂/m² per year)

16.11

Primary energy use (kWh/m² per year)

94

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0620-0348-8989-6990-0096\)](/energy-certificate/0620-0348-8989-6990-0096).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

George Kent

Telephone

07792 670 919

Email

george@impactsustainability.co.uk

Accreditation scheme contact details

Accreditation scheme

CIBSE Certification Limited

Assessor ID

LCEA200921

Telephone

020 8772 3649

Email

epc@cibsecertification.org

Assessment details**Date of assessment**

16 October 2018

Date of certificate

20 November 2018

Employer

Delta Green Environmental Design Ltd

Employer address

Number 2 Station Farm Barns Station Road, Glynde, BN8 6SB

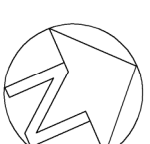
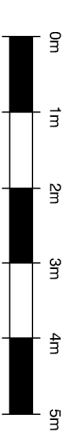
Assessor's declaration

The assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

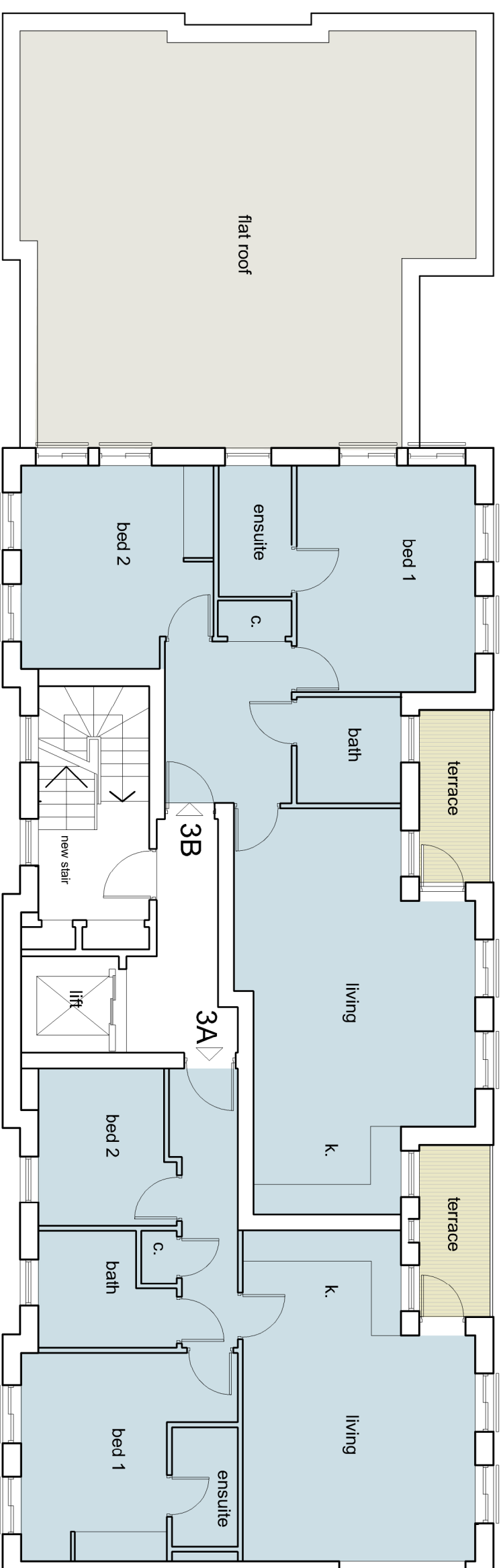


Accommodation

Level 4	Accommodation	Area
4A	Two bedroom apartment	62 sqm
4B	Two bedroom apartment	62 sqm



PROPOSED LEVEL 4 PLAN Scale 1:100 @A3



PROPOSED LEVEL 3 PLAN Scale 1:100 @A3

Planning issue
A march 22 scheme revised

rev.	date

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client **T & L Land Developments**

project **33 Mighell Street, Brighton**

drawing **Proposed Plans**

scale **1:100@A3** date **JAN 2022**

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Hove, East Sussex
BN3 2PB
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email: info@turnerarchitects.co.uk

Turner Associates
Architects and Planning Consultants

TA 1392 / 11 rev. **A**

