



FOR SALE

69 Grand Parade
Brighton, East Sussex, BN2 9TS



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Key Features

- Attractive mid-terrace period building
- Arranged over ground and four upper floors (2,716 sq ft total)
- To be sold with the benefit of vacant possession
- Grade II Listed
- Flexible accommodation with potential for alternative uses, subject to the necessary consents
- Well-proportioned rooms with good floor to ceiling heights
- Period character features including bay windows
- Within approximately 10 minutes' walk of Brighton Station
- Rear forecourt accessed from Circus Street with parking for 3-4 cars
- Seeking offers in excess £725,000 for the freehold interest





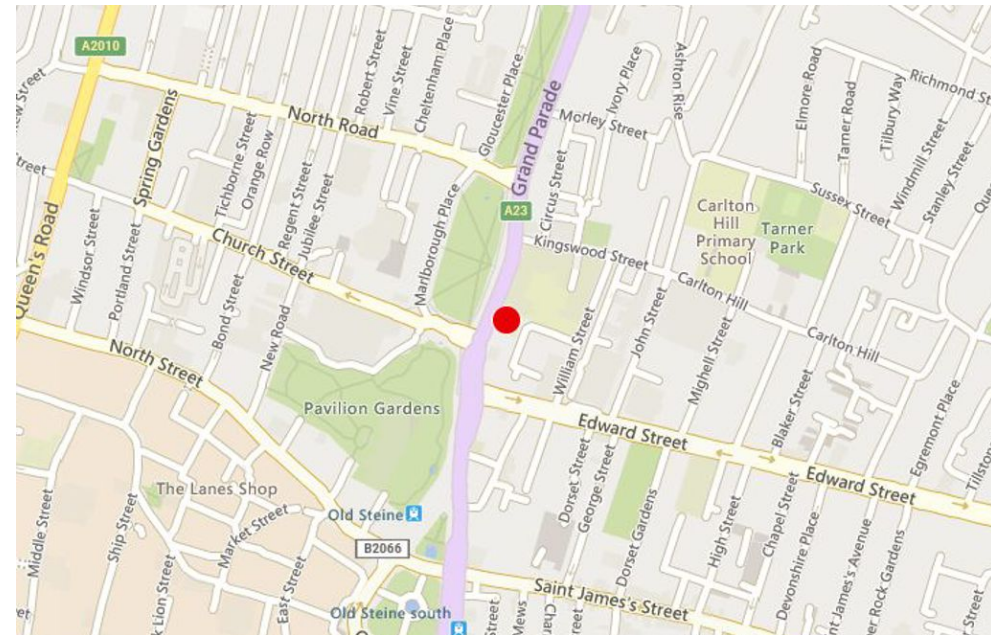
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Location & Situation

The property is situated in a prominent position on Grand Parade, one of Brighton's principal arterial routes linking the city centre with Lewes Road and the A27. The building lies 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 forms part of Brighton's established commercial and academic quarter, with nearby occupiers including the University of Brighton, Brighton Metropolitan College and a range of professional services, creative businesses and independent retailers. The recently redeveloped Circus Street district is located immediately to the east and provides a mix of office, residential, academic and leisure uses.

The property benefits from excellent public transport connectivity, with numerous bus routes running along Grand Parade and Brighton railway station located approximately 0.7 miles to the west, providing regular services to London Victoria, London Bridge and Gatwick Airport. The seafront, North Laine and central retail areas are all within a short walking distance.





Description & Accommodation

The property comprises an attractive Grade II Listed period building arranged over ground and four upper floors. It forms part of an established terrace on Grand Parade and has an appealing traditional frontage with red brick elevations.

Internally, the building provides a series of well-proportioned rooms across each floor, with good ceiling heights and plenty of natural light, particularly from the front bay windows. The layout offers flexibility and could suit a range of occupiers.

The property is likely to appeal to owner-occupiers, investors and developers seeking a prominent freehold building in central Brighton, with potential for continued commercial use or alternative uses, subject to the necessary consents. To the rear, there is a small forecourt accessed from Circus Street, providing parking for approximately 3-4 cars.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	460	42.73
First Floor	575	53.42
Second Floor	593	55.09
Third Floor	570	52.95
Fourth Floor	518	48.12
Total	2,716	252.32





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Rateable Value

Rateable Value (2026): £27,000

Rates payable are estimated at approximately 43% of the Rateable Value, although interested parties should make their own enquiries with the Local Authority.

EPC

We understand the property has an EPC rating of E (105) (expiry date - 22/10/2030).

Planning

We understand the premises benefit from Class E 'Commercial, Business and Service' use within the Use Classes Order 2020. Interested parties should make their own enquiries of Brighton & Hove City Council Planning Department regarding their intended use.





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Terms

Offers are invited in excess of £725,000 for the freehold interest, subject to contract.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

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18 May 2026





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