



138 DYKE ROAD, BRIGHTON BN1 5PA

FREEHOLD OPPORTUNITY

VACANT MEDICAL CLINIC, SUITABLE FOR OTHER USES AND
RESIDENTIAL DEVELOPMENT SUBJECT TO PLANNING



SUMMARY

- Freehold with Vacant Possession
- Located in the affluent Seven Dials area
- 10-minute walk to Brighton Mainline Train Station, London Victoria in 52 minutes, Gatwick 30 minutes.
- Situated in a predominantly residential area.
- Exceptionally prominent 0.51 acre site at junction of Old Shoreham Road and Dyke Road.
- Low site coverage (circa 15%)
- Lapsed planning consent to demolish buildings and build 7 town houses
- Fully operation medical clinic, up to current NHS health regulations
- Options to re-let for Class E(e) (previously D1) use
- Potential to redevelop into a residential or alternative use scheme (STPP)

Offers invited in excess of
£3,000,000

LOCATION

The property is situated in a highly desirable location at the junction of Dyke Road and Old Shoreham Road with a further frontage and access off Chatsworth Road.

The property is approximately half a mile from the centre of Brighton and is within close walking distance of Brighton's mainline railway station and the city centre.

Dyke Road is a busy route into Brighton City Centre and is predominantly a residential area.

The Old Shoreham Road (A270) is one of the main roads connecting Brighton, Hove, Portslade and Shoreham By Sea.

This is a strong location close to the City Centre, transport infrastructure, local amenities and great local parks.

The surrounding buildings are predominantly residential, with a mixture of houses and flats, immediately adjacent is BHASVIC Sixth Form College, a regional centre of excellence.





BRIGHTON & HOVE

Brighton is a thriving seaside city with 11m visitors annually. The creative industries are dominating the business sector, it is home to two universities, numerous colleges and quality language schools and it is the number one UK seaside resort.

There are an abundance of independent bars, cafes, restaurants and shops which contribute to Brighton's unique identity. All this is supported by strong connectivity either by road, rail or air.

The A23 provides access to the M23, Gatwick Airport, M25 and the wider national motorway network. The A27 provides links to Worthing, Chichester and Portsmouth to the west and Lewes and Eastbourne to the east. South Downs national park encircles the city to the north, accessed 5 minutes' drive along Dyke Road.

- Affluent Catchment in excess of 500,000
- Attracts the second highest number of residents leaving London
- 60% of residents in the highest employment group
- 4th most qualified workforce of all UK Cities
- Brighton Voted 'Happiest City in the UK in 2017
- Students represent approximately 15% of the total population

DESCRIPTION

The property comprises a large and imposing property set back from the road junction of Dyke Road and Old Shoreham Road.

The main part of the building is brick built and arranged over basement, ground, first and second floor. The property has been significantly extended over the years to create additional three storey accommodation.

There is some plant located to the side of the building, this being the emergency generator and air handling plant.

There is a passenger lift serving the various floors.



ACCOMMODATION

We understand the property provides the following approximate floor areas (NIA):-

	SQ FT	SQ M
Ground Floor	3,109	288.67
Mezzanine	1,059	98.48
First Floor - offices	871	80.96
First Floor - Clinic	2,792	259.22
Second Floor	612	56.87
Lower Ground Floor	1,132	105.28
Basement	788	73.13
External Stores	137	12.74
TOTAL	10,500	975.35

Externally, there are 20 car parking spaces.

We understand the total site area to be **0.51 Acres (0.21 Hectares)**.

PLANNING

The property has been operational as a working medical clinic to date and falls under E(e) class (formerly D1) as defined as medical or health services.

The property has a very low site density for the area and could benefit from redevelopment and repurposing into any number of uses such as residential, student accommodation, assisted living and offices.

We note the property was granted planning consent in 2002 to demolish the existing buildings and to build seven town houses. This consent has now lapsed due to it not being implemented but the planning consent can be seen on the Brighton & Hove planning website under reference number BH2002/02393/OA and is on our microsite.

Interested parties should make their own enquiries with the local authority and satisfy themselves as to the viability of any potential scheme.



OTHER INFORMATION

VAT – TBC EPC – B

PRICE

Unconditional offers are invited in excess of £3,000,000 (three million pounds) for the freehold interest in 138 Dyke Road.

VIRTUAL TOUR

For the virtual tour, please visit <https://rb.gy/4da2ag>

MICROSITE

For further information including floor plans, site plan, asbestos report, EPC report... please visit

<https://property.shw.co.uk/138-Dyke-Road/Overview>





CONTACT

For further information or to arrange a viewing please contact sole agents, SHW.



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