



A3 (RESTAURANTS AND CAFES) / DEVELOPMENT / INVESTMENT / LEISURE / OFFICE / PUB / BAR / CLUB / RESIDENTIAL / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN FOR SALE

116-118 EDWARD STREET

Brighton, BN2 0JL

OCCUPIER/ DEVELOPMENT OPPORTUNITY- CITY
CENTRE FORMER PUBLIC HOUSE

1,583 SQ FT

Eightfold
property

Tel: 01273 672 999
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Summary

Available Size	1,583 sq ft
Price	Offers in the region of £450,000
Rates Payable	£3,692.60 per annum Subject to status, small business rates relief may be available on this property.
Rateable Value	£7,400
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

Description

Public House arranged over ground, 1st floors & basement with a garden to the rear of 118 Edward Street. At present there is a bar area at ground floor & cellar in the basement with non-self-contained accommodation over comprising 4 bedrooms, kitchen & bathroom. The property still benefits from an alcohol licence which the freeholder currently holds & can transfer as required.

Location

The subject property is situated on the Southern side of Edward Street Brighton, close to the junction with Upper Rock Gardens & Egremont Place. Located nearby are Queens Park as well Brighton College & American Express Headquarters adjacent to the Edward Street Quarter where significant office occupiers include Octopus Energy, Natwest & Knights Solicitors. Brighton seafront is also on a short walk away along with the City Centre.

Accommodation

The accommodation comprises the following areas:

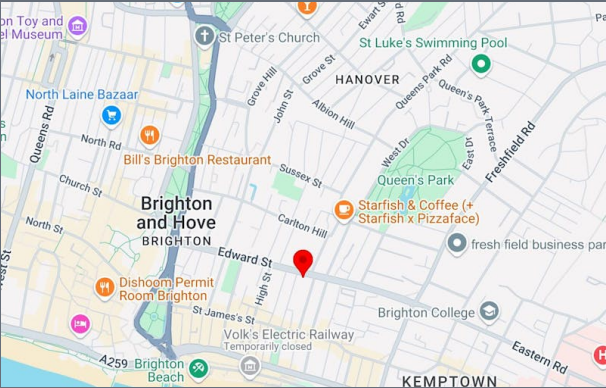
Name	sq ft	sq m
Ground - Bar	620	57.60
1st - 4 bedroom accomidation (not self-contained)	563	52.30
Basement - Storage & WC	500	46.45
Total	1,683	156.35

Terms

Offers are invited for the freehold interest in the region of £450,000 for the freehold interest with the benefit of vacant possession.

AML

Potential buyers will be required to provide appropriate identification & proof of address in line with anti-money laundering regulations.



Get in touch

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Eightfold Property

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