

FOR SALE

**FREEHOLD WITH VACANT POSSESSION
OFFICE/RETAIL/WORKSHOP BUILDING
POTENTIAL RESIDENTIAL CONVERSION (STPC)
IN CENTRAL BRIGHTON**

4 Gloucester Passage, Brighton, BN1 4AS



Summary

Available Size	711 sq ft
Price	Offers in excess of £300,000
Business Rates	Rateable Value of £13,500 with a UBR of 49.9 p in £. Small business rates relief is available subject to status
EPC Rating	C (65)

Location

The property is located off a private road in central Brighton, on the edge of the North Laine district and just west of the A23 Grand Parade. Brighton’s mainline railway station is a short distance to the west.

Description

The property comprises a period mid-terraced, two-storey building with ground floor open plan space, kitchen and WC, and two further rooms at first floor level. The property has the right to park a single vehicle at the front of the property. The property benefits from timber framed double glazed doors and windows, together with rear roof lights which have been installed in recent years.

The property is considered suitable for a wide variety of uses, subject to any necessary planning consent being granted.

Accommodation

The accommodation comprises the following net internal floor areas:

Description	sq ft	sq m
Ground floor - Main front office & kitchen	348	32.33
First Floor - Offices	363	33.72
Total	711	66.05

Terms

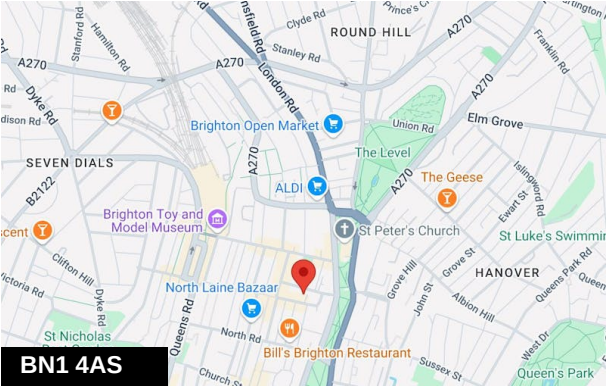
The property is available by way of a sale of the freehold interest, with the benefit of vacant possession.

VAT

VAT is understood not to be applicable to the terms quoted above.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)

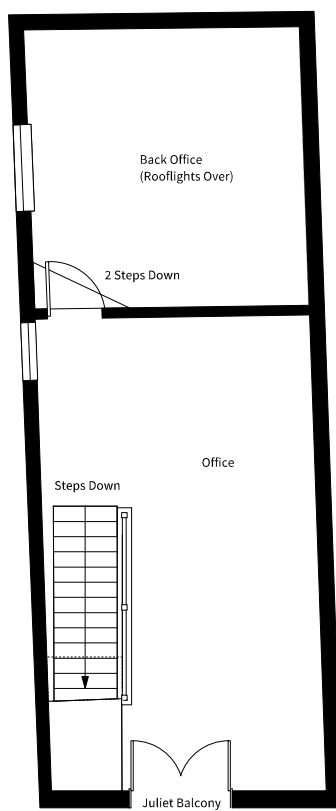
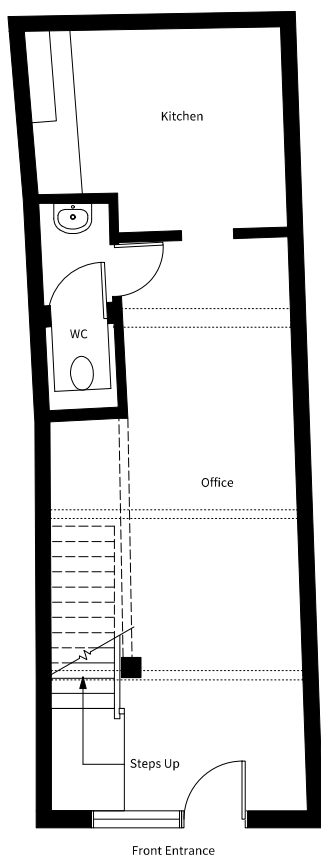


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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.







4 Gloucester Passage - Brighton BN1 6LU - Plan Layouts

Layouts are indicative only and not created using accurate survey techniques.
All dimensions must be confirmed through on site measurement.

