

FOR SALE

**FREEHOLD CITY CENTRE BUILDING
WITH VACANT POSSESSION
201.22 SQ M (2,166 SQ FT)**

20 Queens Road, Brighton, BN1 3XA



Summary

Available Size	2,166 sq ft
Price	Offers in excess of £520,000
Business Rates	Rateable Value of £56,500 with a UBR of 48.0 p in £
EPC Rating	C (72)

Location

The subject property is situated in central Brighton, on the western side of Queens Road, at its junction with Church Street, just north of the Clock Tower and within a few minutes walking distance of Brighton's mainline railway station, the famous Brighton Laines, Churchill Square Shopping Centre, and the seafront. Queens Road is the main thoroughfare from the railway station to the seafront, with a high level of footfall.

Description

The subject property was used as a former language school and office building and comprises a four-storey mid-terrace building, providing a mix of open plan and cellular accommodation. To the rear is a garden area which has pedestrian access from Crown Gardens, and provides development potential subject to all necessary consents, similar to adjoining properties.

There is also separate access to the lower ground floor at the front.

Specification

- Door code entry system
- Cat II lighting
- Suspended ceilings
- Carpeting
- Air conditioning to part
- Kitchenette
- Male and female WC's

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Lower Ground Floor	291	27.03
Ground Floor	814	75.62
First Floor	784	72.84
Second Floor	277	25.73
Total	2,166	201.22

Tenure

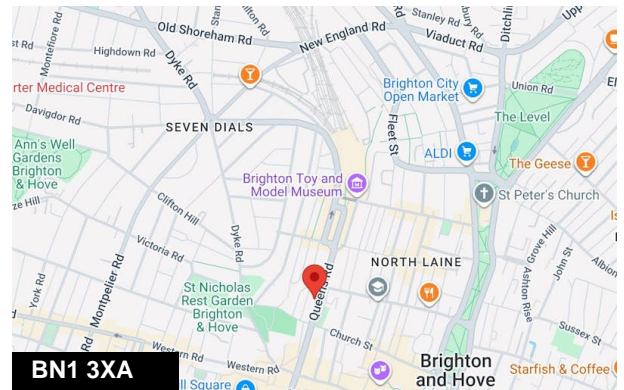
The property is available by way of a sale of the freehold interest with the benefit of vacant possession.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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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.



