

FREEHOLD FOR SALE



298 DITCHLING ROAD

BRIGHTON BN1 6JG



**GRAVES
SON &
PILCHER**

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Location

Situated on Ditchling Road and close to Fiveways is this mid-terrace mixed use property. The premises serves the highly densely populated residential area that surrounds and is located on one of the main roads leading into and out of central Brighton. Local traders include The Co-operative Food, Fiveways Fruits, The Flour Pot Bakery, Fiveways Public House and HSBC.

Accommodation

Comprising a ground floor retail unit with self-contained one bedroom flat over, the property comes with full vacant possession and is an ideal owner/occupier or investment purchase. The ground floor is configured as open plan with full carpeting throughout, fluorescent lighting, large glass frontage, rear customer WC facility and rear staff kitchenette and WC. Access is also provided to the rear garden. The self-contained one bedroom flat has been recently refurbished with new UPVC bay windows. Stairs lead from the ground floor to first floor landing with bathroom and separate WC, large living room to front with good sized rear bedroom and separate kitchen. Rear access from the kitchen is provided with stairs leading down to the garden

Ground Floor	Shop	500 ft ²	46.45 m ²
First Floor	Self-contained 1 bedroom flat		

Price

Offers are invited in the region of **£375,000** for the freehold interest. The property may be elected for VAT and therefore VAT may be payable. Each party to be responsible for their own legal fees.

Rateable Value £11,500 **Council Tax** Band B

EPC Shop: applied for Flat: D-43 services not tested
all measurements are approximate & internal

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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