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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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CITY CENTRE D1 PROPERTY

1,631 ft² / 151 m² - FOR SALE or may let



**67 MIDDLE STREET
BRIGHTON, BN1 1AL**

Situated in the heart of Brighton's city centre between the seafront and The Lanes, close to numerous amenities, and conveniently accessible to bus services and car parks (see attached location plan).

Forming part of a gated Grade II* Listed synagogue complex, accessed via an entrance in Middle Street, the property was substantially refurbished and reconfigured by our client, and provides community facilities, meeting rooms and ancillary guest accommodation. The property briefly comprises:

North Building	Ground Floor	598 ft²	/	55.5 m ²
	First Floor	629 ft²	/	58.4 m ²
	Building Total	1,227 ft²	/	114.0 m ²
	Attic space – mostly boarded (not measured).			
South Building	Ground Floor	188 ft²	/	17.4 m ²
	First Floor	124 ft²	/	11.5 m ²
	Second Floor	92 ft²	/	8.5 m ²
	Building Total	404 ft²	/	37.5 m ²
Total Combined Floor Area:		1,631 ft²	/	151.5 m²

Exterior Gated courtyard. Pedestrian access from Middle Street.

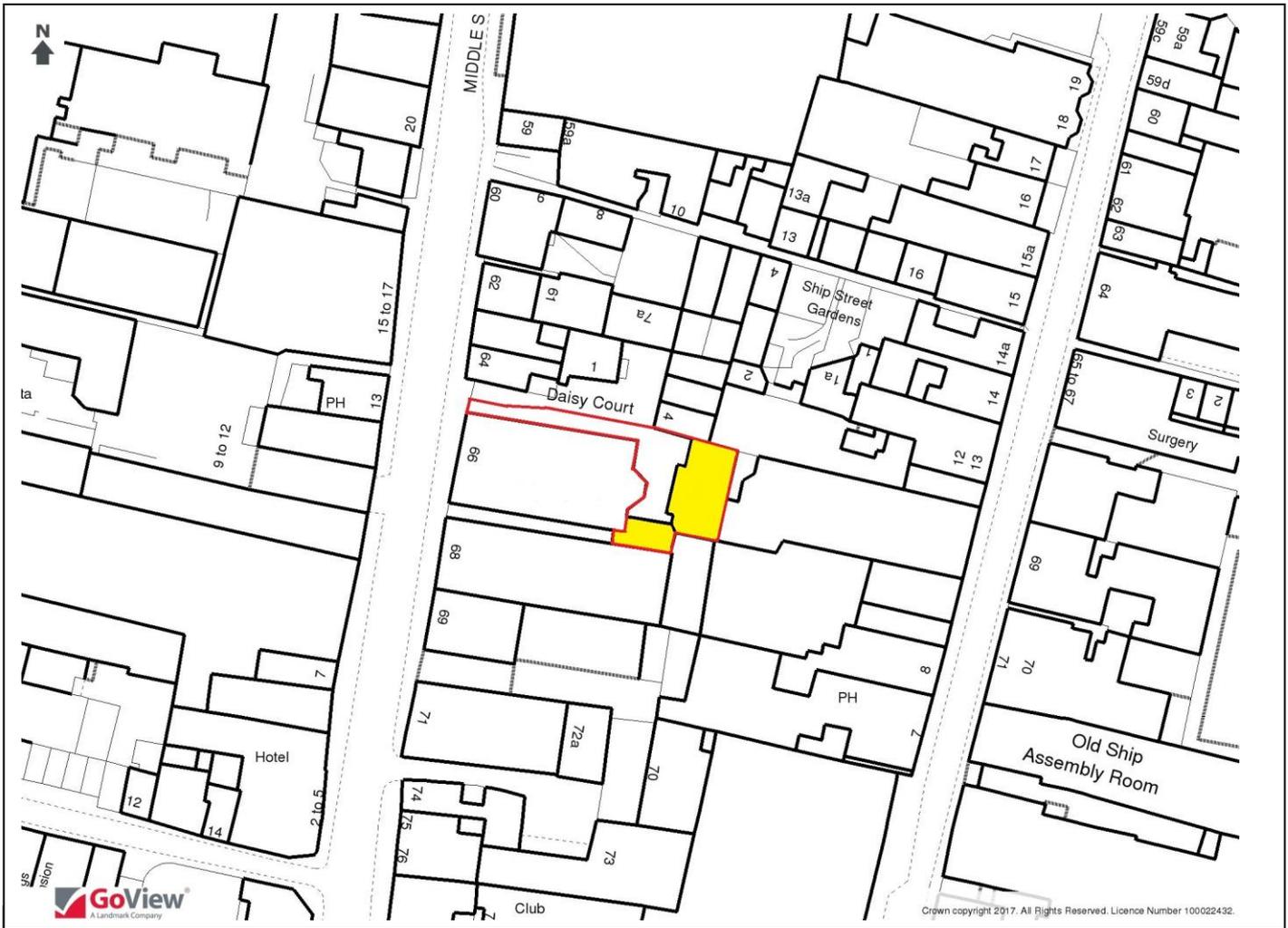
Rateable Value: to be confirmed

Measurements are approximate and net internal

Services and amenities not tested

The premises are held on a 999 year lease from 13 March 2009 at a peppercorn rental. **Offers are invited in the region of £550,000 for the benefit of the long leasehold interest.** Alternatively, a new sub lease for a term to be agreed may be considered at a rental of £30,000 per annum, exclusive, subject to rent reviews at appropriate intervals.

Viewing by STRICT appointment with SOLE AGENT, **GRAVES SON & PILCHER**



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