

FREEHOLD FOR SALE WITH PLANNING



54 UPPER NORTH STREET

BRIGHTON BN1 3FH



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated on the southern side of Upper North Street and on the junction of Spring Street. The property shares its location with St. Mary Magdalen's Community Centre, Easy Tiger Public House and Between Two Thorns Florist. Brighton mainline railway station is within easy walking distance, as is Brighton's premier shopping thoroughfare of Western Road / Churchill Square. Brighton seafront is approximately half a mile to the south.

Description

Comprising a ground and lower ground floor commercial unit with non-self-contained access to a two bedroom maisonette. The property comes with full vacant possession and would make an ideal owner / occupier, investment or development purchase. The ground floor is configured as open plan with rear office. Stairs to the rear lead down to the lower ground floor which is currently used for storage. The upper parts are accessed from another staircase which lead to a first and second floor two bedroom maisonette with good sized bedroom, separate kitchen and lounge plus large bathroom. Please note, the property is in need of full refurbishment and decoration.

Ground & Lower Ground Floors	shop & stores	705 ft ²	65.4 m ²
First & Second Floors	2 bedroom maisonette		

Price

The freehold is available with vacant possession at a Guide Price of £325,000. Offers should be submitted by way of Informal Tender no later than 10 am on Monday 2 November 2020. Further details on how to submit a proposal is available by contacting the commercial department at Graves Son & Pilcher.

Rateable Value £8,300

Council Tax Band B

EPC applied for

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**



01273 321 123 www.gsp.uk.com

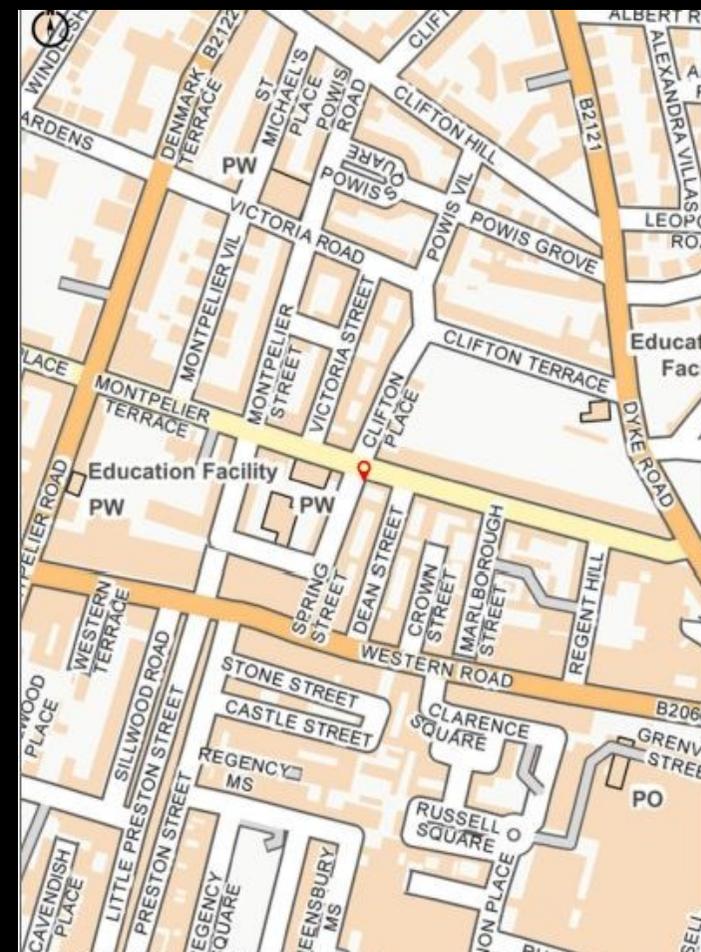


amenities and services not tested
measurements are approximate

Planning

A planning application was submitted in December 2018 for change of use on the ground and lower ground floor to a self-contained two bedroom apartment, including the self-containment of the existing first and second floor two bedroom maisonette.

Planning permission was granted on 11 March 2020 (planning reference BH2018/03893).



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.