

# RETAIL / OFFICE PREMISES LONG LEASEHOLD FOR SALE



**66 UPPER NORTH STREET**

**BRIGHTON BN1 3FL**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated on the northern side of Upper North 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.

## Accommodation

An opportunity to purchase the long leasehold of this central E class property which would suit a variety of commercial traders / investors. Comprising of ground and lower ground floors with open plan reception area with partitioned offices throughout and WC on the ground floor. Stairs lead to the lower ground floor comprising three open plan rooms.

<b>Ground Floor</b>	520 ft <sup>2</sup>	48.3 m <sup>2</sup>
<b>Lower Ground Floor</b>	400 ft <sup>2</sup>	37.1 m <sup>2</sup>
<b>Total Accommodation</b>	<b>920 ft<sup>2</sup></b>	<b>85.4 m<sup>2</sup></b>

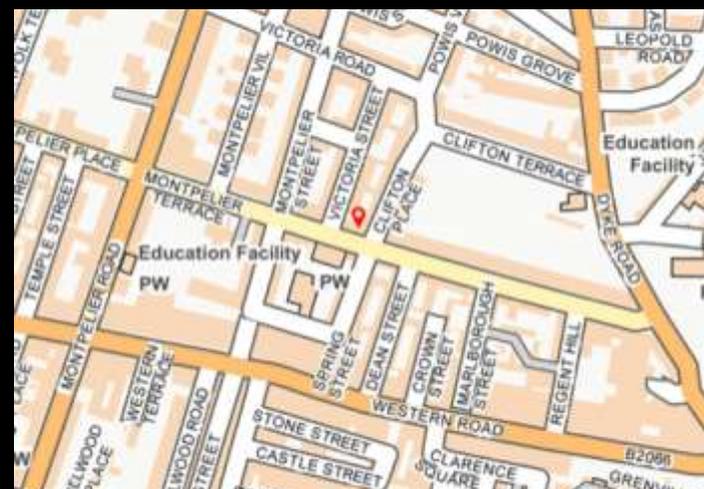
The premises has recently been fully refurbished throughout, including a full guaranteed damp proofing by Tapco Homedry. Full details are available on request.

## Terms

A guide price of £285,000 is being requested for the long leasehold interest, dated 999 years from 25th March 2010. Each party is to be responsible for their own legal fees.

**Business Rates** £8,600

**EPC** 98 - D



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



01273 321 123 [www.gsp.uk.com](http://www.gsp.uk.com)

services not tested  
all measurements are approximate



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.