

RETAIL / OFFICE PREMISES LONG LEASEHOLD FOR SALE



66 UPPER NORTH STREET

BRIGHTON BN1 3FL



**GRAVES
SON &
PILCHER**

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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.

Ground Floor	520 ft ²	48.3 m ²
Lower Ground Floor	400 ft ²	37.1 m ²
Total Accommodation	920 ft²	85.4 m²

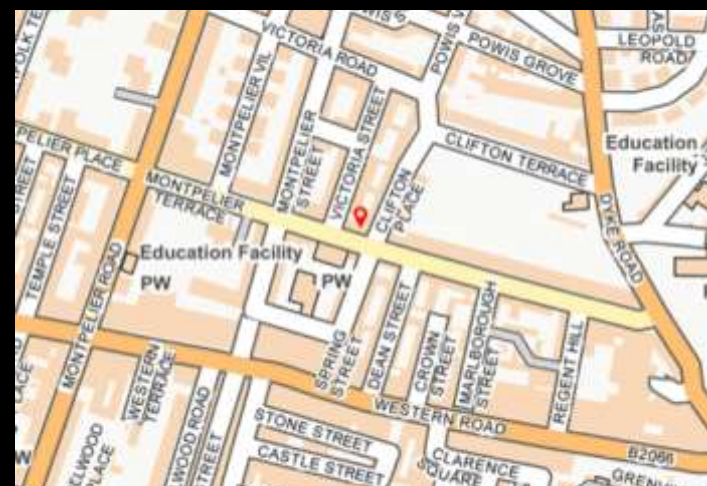
The premises has recently been fully refurbished throughout, including a full guaranteed damp proofing by Tapco Homedry. Full details are available on request.

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**



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services not tested
all measurements are approximate



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