



171 EDWARD STREET BRIGHTON BN2 0JB

- Freehold For Sale with Vacant Possession.
- Opposite Brighton County Court.
- Close to Edward Street Quarter, a major new development of 145,000 sq ft of offices, retail & leisure space with 168 new homes.
- Entire office building of 772 sq ft (71.7 sq m).
- City centre location close to A23.



LOCATION:

Situated in a prominent position on the southern side of Edward Street close to the junction with Grand Parade (A23). The City Centre is 0.4 miles (8 mins walk) with Brighton rail station (0.7 miles, 15 mins) providing regular services to London Victoria and London Bridge.

The property offers excellent access to Kemp Town (0.2 miles, 5 mins), the North Laine (0.4 miles, 9 mins), Victoria Gardens (0.1 miles) with the famous Lanes, The Royal Pavilion and Brighton Seafront nearby.

Nearby occupiers include American Express, the University of Brighton, Brighton Police Station, Brighton Bierhaus, Enterprise Car Club and Brighton Job Centre

DESCRIPTION:

Two storey office building arranged over ground and first floors. The ground floor comprises a reception with open plan main office and additional glazed partitioned office, kitchen & W.C. At first floor are three glazed partitioned offices.

ACCOMMODATION:

The accommodation has the following approximate net internal areas.

	IMPERIAL	METRIC
Ground Floor Offices	375 sq ft	34.8 sq m
Kitchen	85 sq ft	7.9 sq m
W.C.		
First Floor Offices:	312 sq ft	29 sq m
Total	772 sq ft	71.7 sq m

PRICE:

Offers are invited in the region of £325,000 for the freehold interest.

TENURE:

Freehold.

VAT:

We are informed that the property may be elected for VAT.

PLANNING:

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 & D2 uses.

RATES:

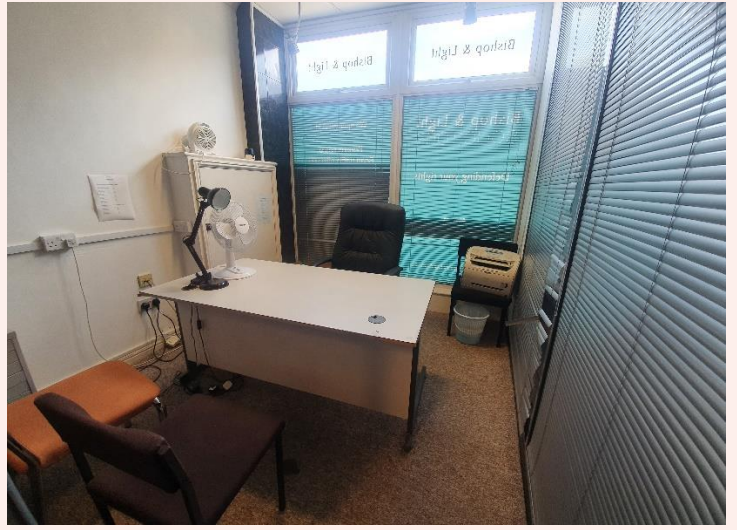
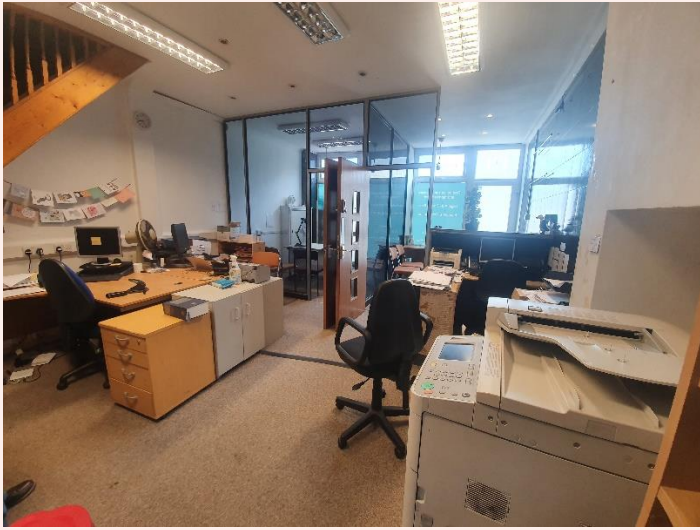
Rateable Value: £10,500 UBR 49.9p (April 2021/2022). Small Business Rates Relief may apply.

ENERGY PERFORMANCE CERTIFICATE:

EPC on request.

LEGAL COSTS:

Each party are to be responsible for their own legal costs incurred in this transaction.



VIEWING & FURTHER INFORMATION:

Simon Thetford
m: 07851 246805
e: simon@carrpriddle.co.uk

Nicole Evans
m: 07394 562643
e: nicole@carrpriddle.co.uk

t:01273 208010

w:carrpriddle.co.uk



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