



FREEHOLD FOR SALE OR TO LET

MODERN STUDIO/OFFICE SPACE IN NORTH LAINE

CLOSE TO BRIGHTON STATION

FIBRE BROADBAND

SUITABLE FOR A VARIETY OF USES (STNC)

DEDICATED PARKING SPACE

86 GLOUCESTER ROAD BRIGHTON BN1 4AP

LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

86 Gloucester Road is in a prominent position close to the junction with Kemp Street in the popular and diverse North Laine area, a cosmopolitan and vibrant mix of some 300 independent shops, offices, 37 cafes, 22 pubs, and 4 theatres including the Komedia.

Brighton station is 0.2 miles (5 mins walk). There is an NCP car park (587 spaces) in Church Street nearby (5 mins, 300m).

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 4AP.

DESCRIPTION

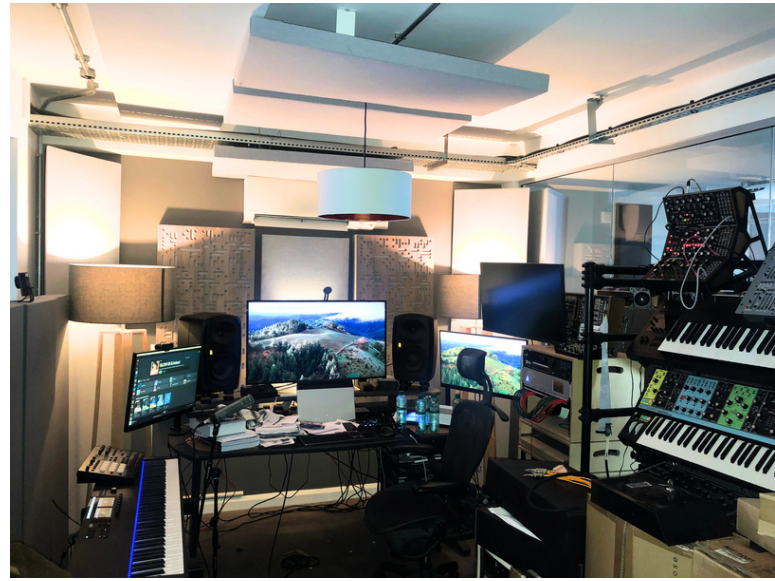
The property comprises of a self contained ground floor studio of modern open plan design with two separate rooms and an off street private parking space. This rare self contained studio/office space is ready for occupation in June.

Amenities include with air cooling, integral lighting, CAT 6 cabling, two W.C, kitchenette and glass partitioning.

TERMS

Freehold for sale with vacant possession.

Alternatively a new full repairing and insuring lease on terms to be agreed.



ACCOMODATION	SQ FT	SQ M
Ground Floor	1,173	109
All areas net internal		

PRICE/RENT

On application.

VAT

We are advised that the property is not elected for VAT.

BUSINESS RATES

Rateable Value £22,750 (Apr 2024/25).

ENERGY PERFORMANCE CERTIFICATE

Certificate No:0792-9151-2130-6300-9103, rated D 78, valid until 15 May 2029.

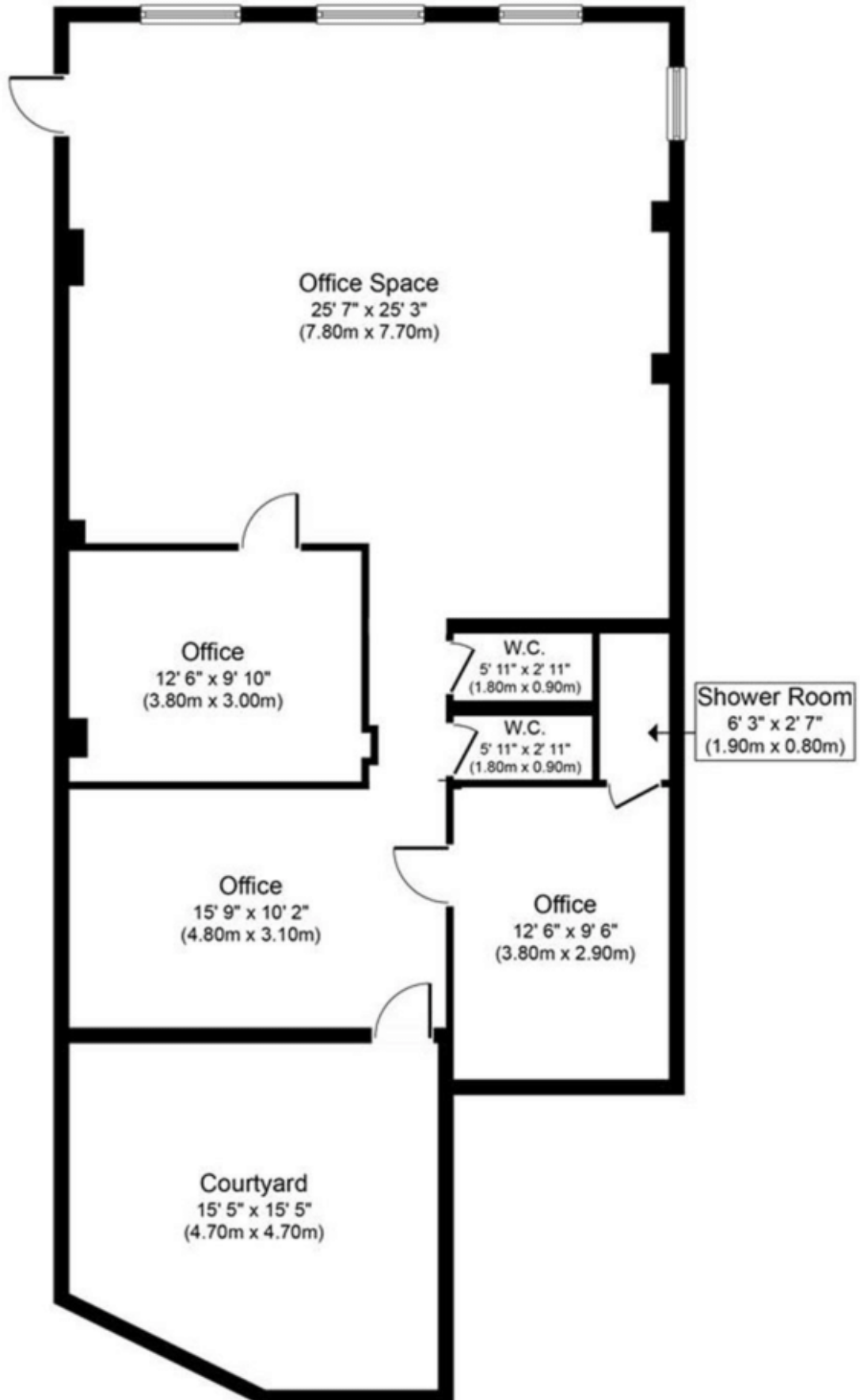
LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





**VIEWINGS AND FURTHER
INFORMATION**

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