

19 St Georges Road, Brighton BN2 1EB



FOR SALE

■ RETAIL

A1 Retail Unit Located in Central Kemptown
Total size 35.58 sq m (404 sq ft)

■ KEY FEATURES

- Within 150m of the seafront
- Self contained access ground floor
- Contained rear yard
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- Freehold £245,000



Location

The property is located in the popular Kemptown area of the city in an established commercial location on the northern side of St George's Road between College Road and College Place.

Surrounding occupiers include a number of established retailers including Boots, Co-Operative Food, Ladbrokes and Lloyds TSB as well as a variety of independent traders.

Brighton seafront lies within a 5 minute walk to the south whilst Brighton Marina is located approximately half a mile to the east.

Accommodation

The premises are arranged over the ground floor of a mid-terrace property and comprise an open plan sales area.

We have measured the existing accommodation to have the following approximate net internal floor areas:

Total sales area	35.58 sq m (404 sq ft)
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Planning

We understand that the premises benefit from A1 use within the Use Classes Order 1987 (as amended)

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

Terms

The freehold interest is for sale subject to a 156 year lease of the flat above. The retail unit is offered with UP and the guide price is £245,000.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasingbusinesspremises.co.uk.

EPC

E (123)

Business Rates

Rateable value (2018 list):	£7,700.00
UBR for year ending 31.03.19:	49.3p in the £
Rates payable 2018/2019:	£3,796.10

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the sole agents Flude Commercial.

Please contact: **Will Thomas**

Telephone: **01273 727070**

Email: **w.thomas@flude.com**



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

