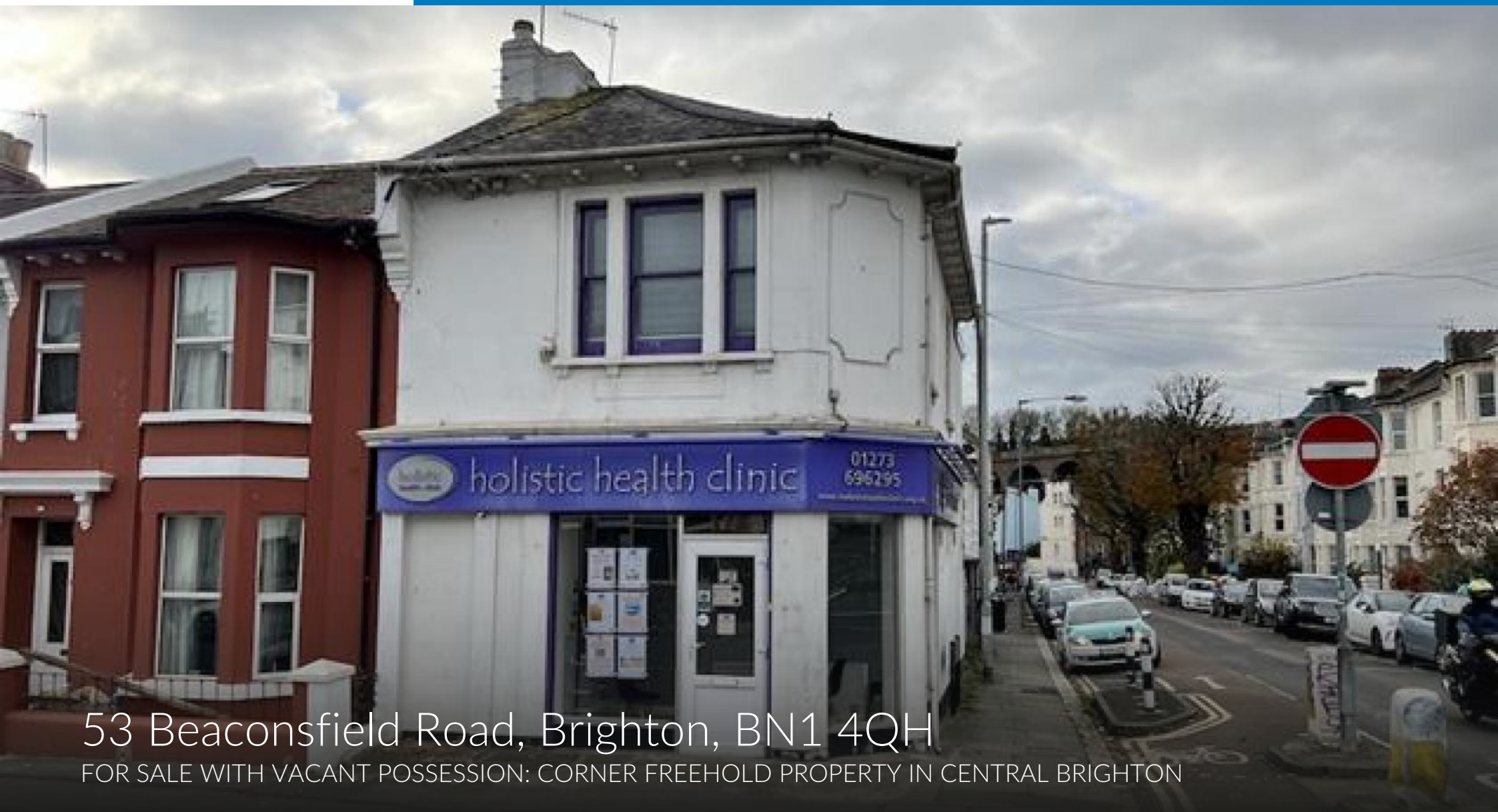




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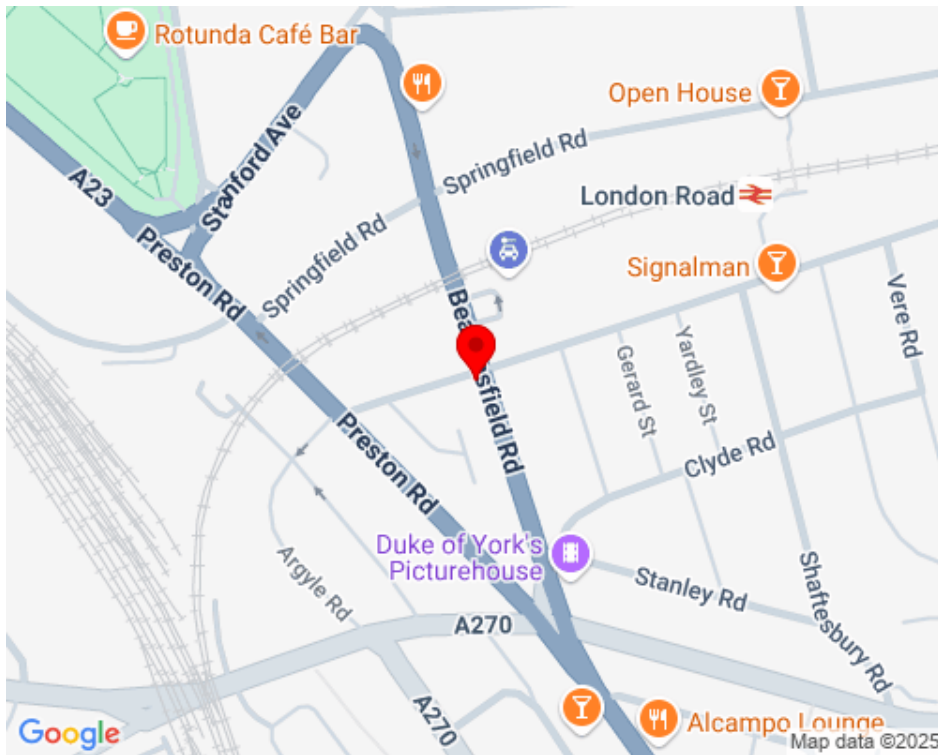
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53 Beaconsfield Road, Brighton, BN1 4QH

FOR SALE WITH VACANT POSSESSION: CORNER FREEHOLD PROPERTY IN CENTRAL BRIGHTON

LOCATION



Situated on a prominent corner to Beaconsfield Road (main A23 into Brighton) and Ditchling Rise, linking into the main London to Brighton routeway. Within easy walking distance of Preston Park (400m) and Brighton mainline railway station (500m), London Road station (250m) plus the busy shopping area of London Road. Surrounded by the densely populated residential area of Roundhill.

Description

A genuinely unique opportunity to create a new restaurant outlet from former Bank premises retaining many original features. Two internally approached courtyard gardens for outside dining with potential to create a further external dining area to the front of the building. Kitchen, toilet facilities, stores and cellar have been planned for the basement area.

Key Features

- Charismatic Bank Property
- New Restaurant Opportunity
- Feature Building with Outdoor Space
- To Let

Accommodation

Corner entrance to;

Ground Floor offices/medical rooms.

Internal Width 17' 8" (narrowing to 13' 5" to rear)

Total Depth 37' 10"

Total Ground Floor area 626 sq ft (58.2m2)

First Floor offices/medical rooms.

Room 1: 70 sq ft

Room 2: 48 sq ft.

Room 3: 136 sq ft.

Room 4 192 sq ft.

Total First Floor area 446 sq ft (41.4m2)

plus small bathroom with shower/wc/wash basin and landing area.

Floors fitted as private consulting rooms with laminate flooring, spotlighting, electric heating, separate wc to ground floor and generally in good order throughout.

Planning Potential

Although the building is currently rated as commercial premises, the first floor at some stage in the recent past has been used as a self contained flat and we believe there is potential to convert back to the same, subject to the necessary consents. This would provide for a corner shop/office at ground floor level.

Terms

Freehold For Sale with Full Vacant Possession at a guide price of **£400,000 (four hundred thousand pounds).**

Business Rates



Surgery and premises

Brighton & Hove city council

1st April 2017 to present

Rateable Value £9,000

VAT

The property is not elected for vat and therefore vat will not be applicable to the sale.

Legal Fees

Each party to be responsible for their own legal costs.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins











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