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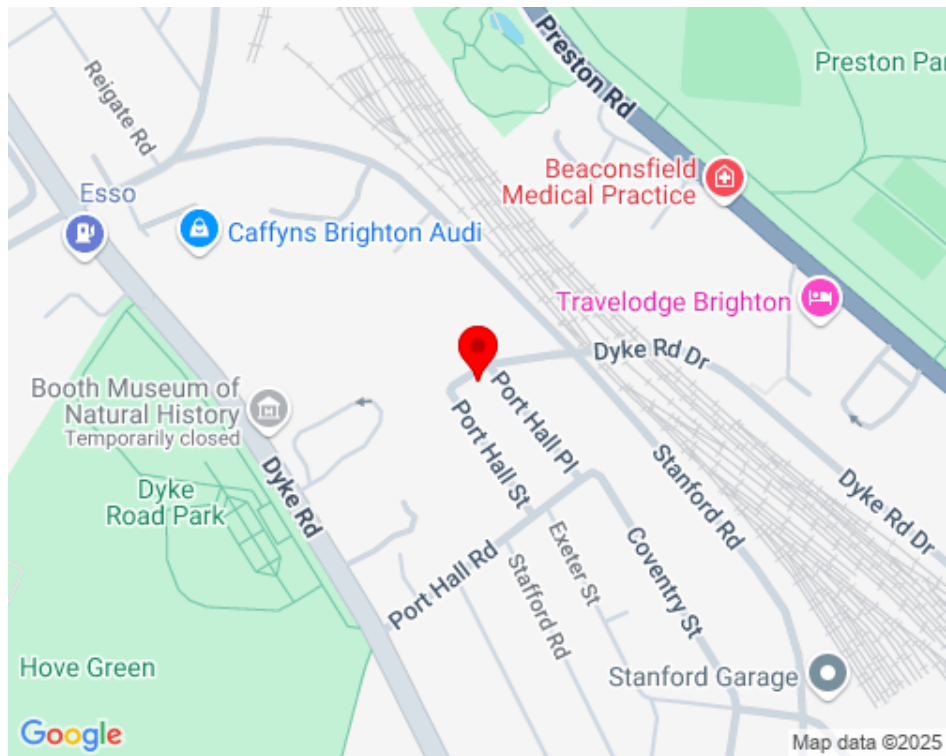
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Milligan House, Port Hall Avenue, Brighton, BN1 5PL

FOR SALE/TO LET: RARE CORNER 'CLASS E' OPPORTUNITY

LOCATION



Conveniently located in the heart of Brighton's Port Hall area and only a short walk away from popular shops and amenities of Upper Hamilton Road. A short walking distance to Brighton mainline station; the bustling cafes and restaurants of Seven Dials and Dyke Road with its open park area and amenities. Windlesham School is less than half a mile away.

Description

Forming part of an original 19th century brewery, Milligan House presents a red brick, two-storey spacious premises with attractive high ceilings and three distinctive bay windows to the north elevation.

Suitable for a variety of 'Class E' operators to include retail, ground floor office, medical or therapy rooms, with the benefit of an outside area (which can be used for seating subject to the necessary consents) and surrounded by a densely populated residential community.

Key Features

- Rare 'Class E' Unit
- Seven Dials Location
- Outside Seating
- Prominent Corner Premises

Accommodation

Made up of various Ground Floor rooms.

- Gross Frontage 65'
- Internal Width 59' (Maximum)
- Total Depth 26'9

Total Accommodation: 2,021 sq ft (187.76 m2)

Access to Basement storage rooms - 550 sq ft (51 m2)

Terms

A new lease is available on flexible leasing terms.

Lease

For a term to be negotiated.

Guide Rent - £26,000 per annum, exclusive.

Sale Price

Offers are invited in excess of £1,000,000 (one million pounds), for the entire building, subject to contract and full vacant possession.

Further information can be provided on request.

Rent Review

By negotiation.

Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution.

Business Rates



Billing Authority: Brighton & Hove

- Description: Store and Premises
- Rateable Value: £17,250.00
- Rates Payable:
- Valid from: 1 April 2023

VAT

Vat may be payable on the terms quoted.

Legal Fees

Each party to pay for their own.

Viewing Arrangements

Strictly via prior appointment through Agents Graves Jenkins.











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