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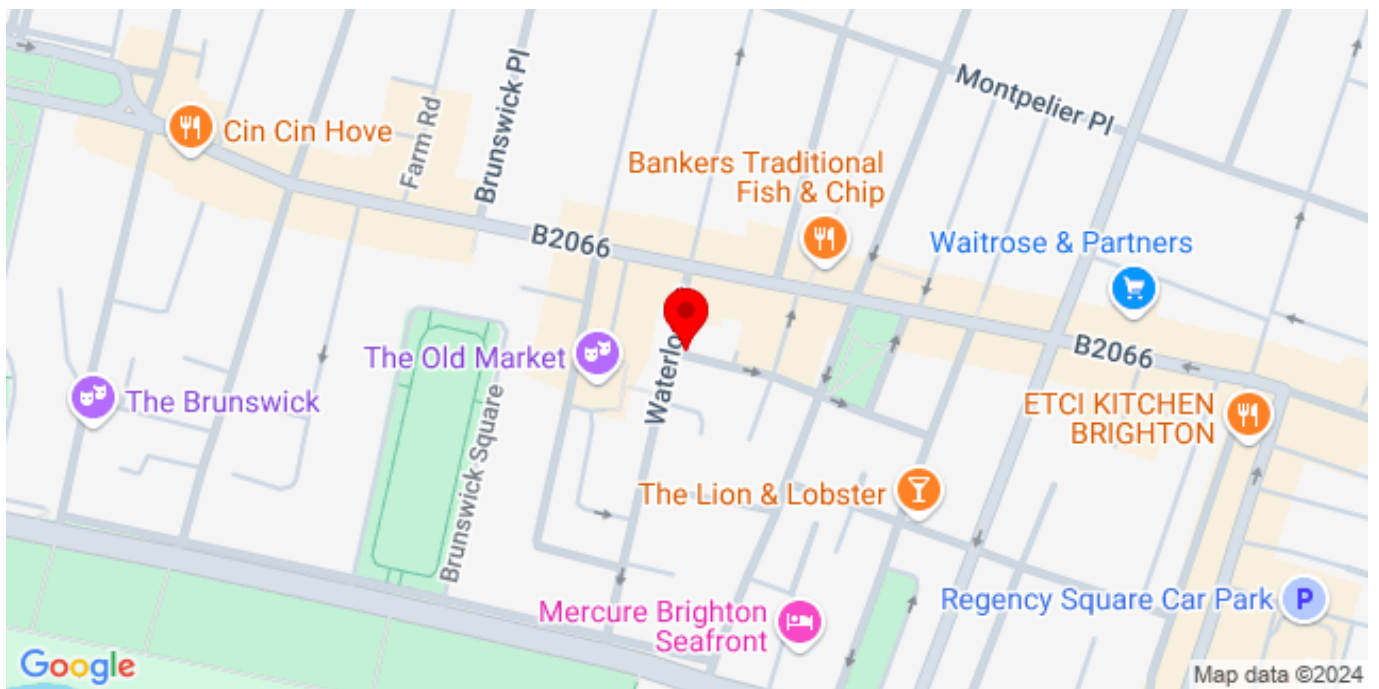
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42 Waterloo Street, Hove, East Sussex,
BN3 1AY

FREEHOLD FOR SALE: FOUR STOREY CORNER COMMERCIAL PROPERTY

LOCATION



Waterloo Street is situated around 200 metres from the seafront and within the Brunswick Town conservation area. Surrounded by a densely populated residential community and local restaurant, pub and cafe tenants.

Just north of the property runs Western Road, one of Brighton's main thoroughfares occupied with a mix of independent and national operators, such as Small Batch, Robert Dias, H&M, Primark, KFC and Mcdonald's, leading to the city centre.

Description

Freehold commercial premises over four floors for sale with full vacant possession.

A prominent and impressive corner building, previously used as a restaurant/bar across the basement, ground and first floors with second floor residential. There is potential for further residential development given the separate access to the upper floors via Cross Street.

Key Features

- Four Storey Building
- Prominent Corner Mixed-Use Property
- Freehold with Vacant Possession
- Redevelopment Potential

Accommodation

Corner entrance leading to:

Ground Floor

Dining Area: 212 sq ft (22.95 m²)

Rear Kitchen: 84 sq ft (7.80 m²)

Total Ground Floor: 296 sq ft (27.49 m²)

Lower Ground Floor

Dining Area: 247 sq ft (22.95 m²)

Rear Storage: 78 sq ft (7.25 m²)

First Floor

Dining Area: 166 sq ft (15.42 m²)

Second Floor

Bedroom: 91 sq ft (8.45 m²)

Lounge/Kitchen: 167 sq ft (15.51 m²)

Total Ground, Lower Ground, First & Second Floor - 1,045 sq ft (97.08 m²)

Price

Offers are invited on a guide price of £425,000 (four hundred and twenty-five thousand pounds) for the benefit of the freehold interest with full vacant possession.



Business Rates

Billing Authority: Brighton & Hove

- Description: Cafe, gallery and premises
- Rateable Value: £10,750
- Rates Payable: -
- Valid from: From 1 April 2023

VAT

Vat is not applicable to the terms quoted.

Legal Fees

Each party to pay their own legal costs.

Viewing Arrangements

Strictly via prior appointment through Sole Agents Graves Jenkins (t: 01273 701070).













GET IN TOUCH
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