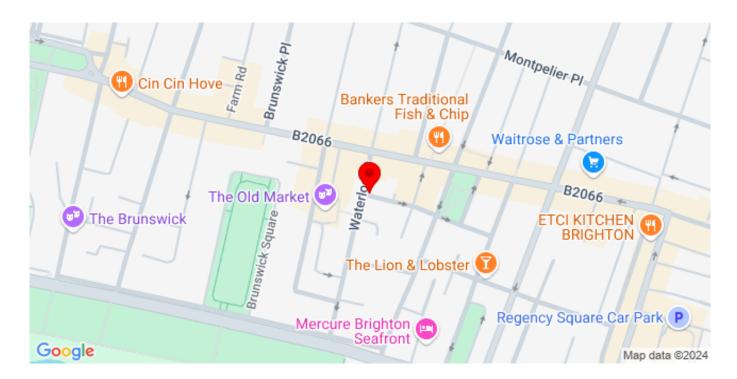


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## LOCATION



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).

































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BRIGHTON OFFICE

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