

**CENTRAL BRIGHTON OFFICES
OPPOSITE LAW COURTS
1921 SQ FT (176 M2)
FREEHOLD FOR SALE**



**178 EDWARD STREET
BRIGHTON
BN2 0JB**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

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LOCATION

The property is situated in a highly prominent corner location at the bottom of Edward Street. The property is directly opposite the Law Courts and Brighton Police Station. The main commercial thoroughfares North Street and Western Road are a short walk to the West. Brighton Pier is also a short walk to the south.

ACCOMMODATION

The premises comprise freehold office over three floors, arranged as follows:

GROUND FLOOR**Reception 360 sq ft**

- Carpeted
- Electric Heaters
- Male and Female WC's
- Kitchenette
- Strip Lighting
- Meeting Room

Rear Office 404 sq ft

- Carpeted
- Electric Heaters
- Strip Lighting
- High Ceilings
- Good Natural Light

FIRST FLOOR**Main Office 726 sq ft**

- Carpeted
- Electric Heaters
- Strip Lighting
- Contains 2 x self-contained offices

SECOND FLOOR**Main Office 427 sq ft**

- Carpeted
- Electric Heaters
- Strip Lighting

TOTAL ACCOMODATION 1921 sq ft (176 m2)

TENURE	FREEHOLD
PRICE	OIRO £700,000 + VAT (SEVEN HUNDRED AND FIFTY THOUSAND POUNDS)
CURRENT INCOME	MCMillan Williams are the current tenants on an FRI lease which expires in FEB 2020 paying a rent of £48,000 + VAT. They have expressed an interest staying with a new lease to be negotiated. The sellers could sell with vacant possession or subject to a new tenant occupying the premises. For more information please contact my office.
VAT	VAT is chargeable on the terms quoted
LEGAL FEES	Incoming tenant to bear both parties legal costs
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Property Ltd Tel: 01273 233333