

**SUPERB FREEHOLD LIVE WORK OPPORTUNITY  
CONVERSION TO RESIDENTIAL (STNPC)  
OPEN PLAN OFFICE + TWO BED & BATHROOMS  
FOR SALE**



**7A ST GEORGES PLACE  
BRIGHTON  
BN1 4GA**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. [tom@tomgraves.co.uk](mailto:tom@tomgraves.co.uk) [www.tomgraves.co.uk](http://www.tomgraves.co.uk)

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**LOCATION** The property is situated just behind St Georges Place accessed via a lane in Gloucester Street. Close by is the main North Laines which is a very popular shopping destination. Brighton Railway Station is a short walk away to the West and the Churchill Square shopping centre also.

**ACCOMMODATION** The premises comprise a two storey live work unit, arranged as follows:

**GROUND FLOOR** **521 sq ft (47 m2)**

- Two Parking Spaces
- Fitted Kitchen
- Alarm
- GCH
- A/C
- Large Roof Light
- Laminate Flooring



**LOWER GROUND FLOOR**

**Meeting Room/Bedroom 1** **143 sq ft**

- Separate Bathroom with bath and WC + HWF

**Server Room/Bedroom 2** **158 sq ft**

- En Suite Bathroom with Shower and WC + HWF

**TENURE** FREEHOLD

**PRICE** **OIRO £515,000**

**VAT** VAT is not chargeable on the terms quoted

**LEGAL FEES** Each Party to pay their own costs

**VIEWING** Strictly via a prior appointment through sole agent:  
**Tom Graves Property Ltd**  
**Tel: 01273 233333**