

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

REDUCED PRICE



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

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

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LOCATION

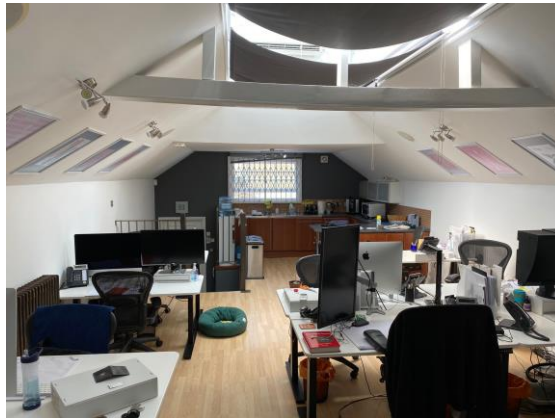
The property is situated just behind St Georges Place accessed via a lane in Gloucester Street. Close by is the main North Laines which is a very popular shopping destination. Brighton Railway Station is a short walk away to the West and the Churchill Square shopping centre also.

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 £495,000****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**