



**SUBSTANTIAL MIXED USE BUILDING
HIGHLY POPULAR CLIFTON HILL AREA
SUITABLE FOR VARIETY OF USES INCLUDING
RESIDENTIAL DEVELOPMENT
GIA 6,716 Sq Ft (623 m2)
TO LET/FOR SALE**



**5 CLIFTON HILL, BRIGHTON
BN1 3HL**

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LOCATION: Situated in the highly popular Clifton Hill conservation area in central Brighton. This imposing south facing building (with sea views) is close to the junction with Montpelier Road providing a superb central location with key city locations within easy walking distance, 7 dial (3 mins walk), Btn Station (7 mins), Seafront (10 mins) Churchill Shopping Centre (5 mins), Hove (6 mins)

ACCOMMODATION: The premises comprise a ground floor shop and basement, side garage, ground floor warehouse/offices/stores, first floor quality offices (GIA):

Shop:	269 sq ft
Basement	250 sq ft
Ground Floor Warehouse/Workshop	3,486 Sq ft
First Floor Offices	2,711 Sq ft
TOTAL	6716 Sq ft

The premises was refurbished recently and offers high quality accommodation throughout to include disabled lift/WC's/sky lighting, sea views etc.

TENURE FREEHOLD/LEASEHOLD

PRICE OIRO £1,250,000

RENT OIRO £75,000 per annum exclusive

UNIFORM BUSINESS RATES **Rateable Value:** £38,500

VAT VAT is chargeable on the terms quoted

LEGAL FEES Each party to bear their own legal costs legal costs

FEES The purchaser will be responsible for the agent's fees based on 3% of the purchase price

VIEWING Strictly via a prior appointment through sole agents:
Tom Graves Prop Ltd Tel: 01273 233333

Consultant dealing with this property:
Rupert Burstow: 07970 826515