

FREEHOLD BUILDING

FOR SALE

SPICY JEREMY
UPHOLSTERER BY APPOINTMENT

Brighton
Physiotherapy
Clinic

103 ST GEORGE'S ROAD, KEMPTOWN

BRIGHTON BN2 1EA



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of Kemptown, Brighton on St George's Road and close to a number of restaurants, bars and commercial occupiers. Royal Sussex County Hospital and Brighton College are to the north and Brighton seafront is within walking distance to the south.

Description

An opportunity to purchase this mid-terrace building that would suit an owner occupier or investor purchaser. The accommodation comprises open plan ground and lower ground floor accommodation with large glass frontage.

Ground Floor 232 ft ² / 21.6 m ² Lower Ground Floor 198 ft ² / 18.4 m ² Total Floor Area: 430 ft ² / 40 m ²	Let to Spicy Jeremy Ltd at a current passing rent of £7,000 per annum exclusive. The property will become vacant in August 2024.
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Terms

Offers are invited in the region of **£150,000** for the freehold interest of the property (subject to existing tenancy).

EPC Rating Applied for

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate



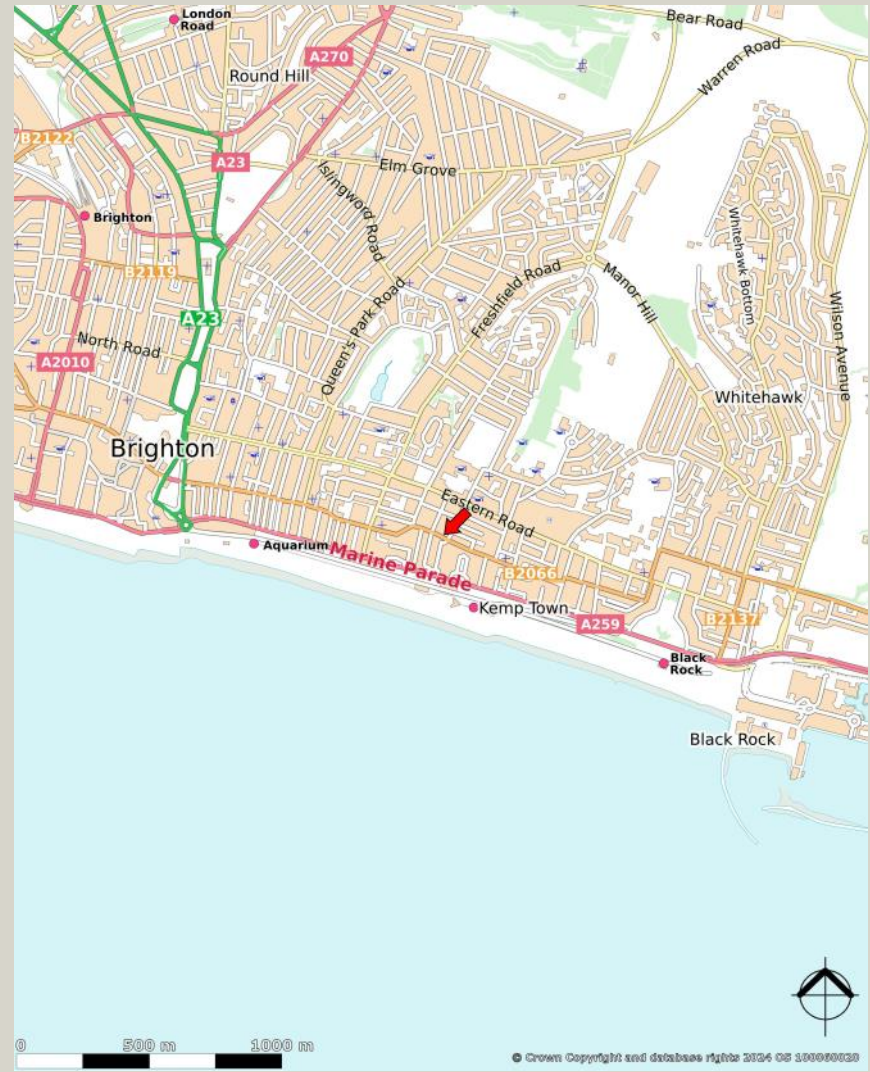
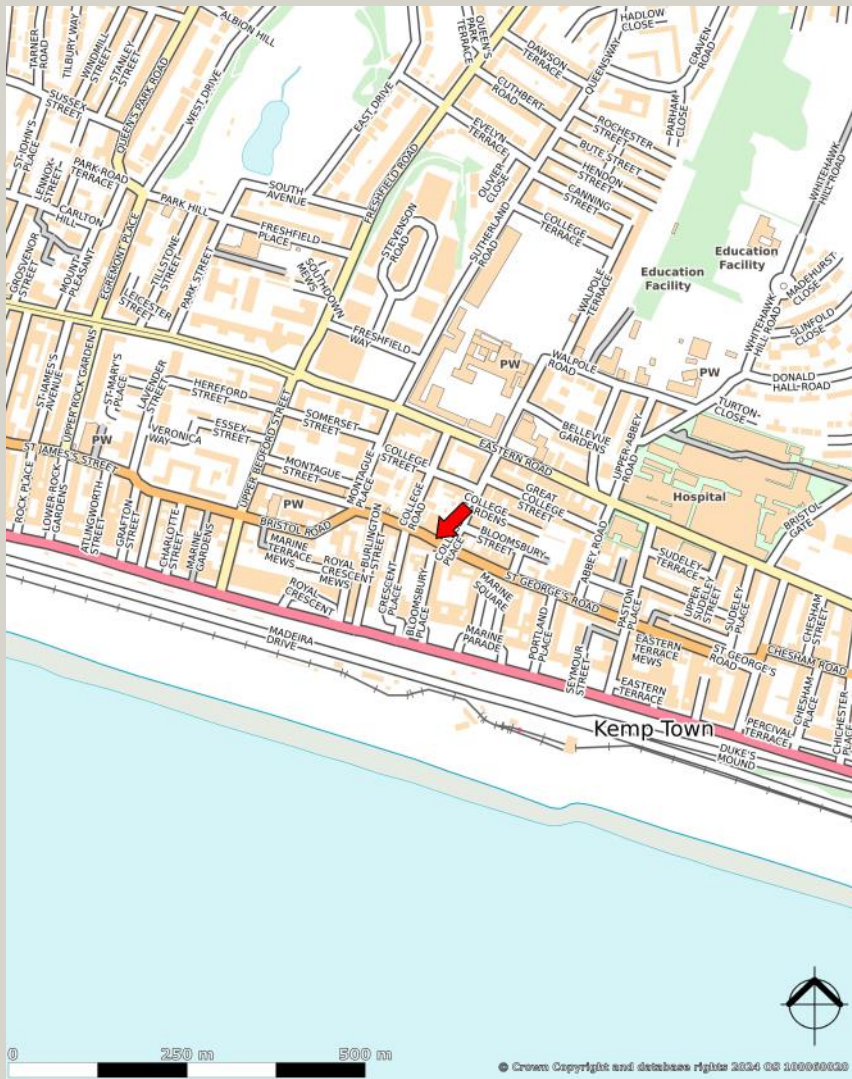
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