

austin gray



3 Hampton Place, Brighton, BN1 3DA

Description

A mixed commercial/residential investment consisting of a ground floor commercial unit, which is currently being used as a family run restaurant by the vendors. The first floor is accessed via its own entrance and comprises a living room, family bathroom, 3 bedrooms and an en-suite shower room. The property has the added benefit of parking for multiple vehicles to the rear of property, along with a roof terrace which spans across the whole building. There is a possible development opportunity to add a further floor subject to necessary consents.

The property is Freehold and is being offered with vacant possession.

Situation

Hampton Place is situated in central Brighton, to the North of Western Road and within walking distance of Brighton Seafront and Promenade. This popular location offers an array of independent traders, restaurants and coffee shops. There is also larger commercial users close by including Waitrose & Partners, Cafe Nero and Sainsburys.

Accommodation

Commercial

GROUND FLOOR

Restaurant - 9.73sq.m. x 6.93sq.m.

Kitchen - 6.90sq.m. x 6.05sq.m.

WC

Total Floor Area 99.65sq.m.

Residential

FIRST FLOOR

Living Room - 5.60sq.m. x 3.50sq.m.

Bedroom 1 (front) - 5.60sq.m. x 3.61sq.m.

Bedroom 2 (rear) - 4.84sq.m. x 3.30sq.m.

Bedroom 3 (rear) - 3.95sq.m. x 3.70sq.m.

Bathroom

En-suite shower room

Total Floor Area - 103.73sq.m.



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Roof Terrace

Total Floor Area - 102.04sq.m.

GIA

(excluding roof terrace) - 203.38sq.m.

Council Tax

Band B (Flat)

Rateable Value

£11,750 (Commercial Ground Floor)

EPC

Commercial - E

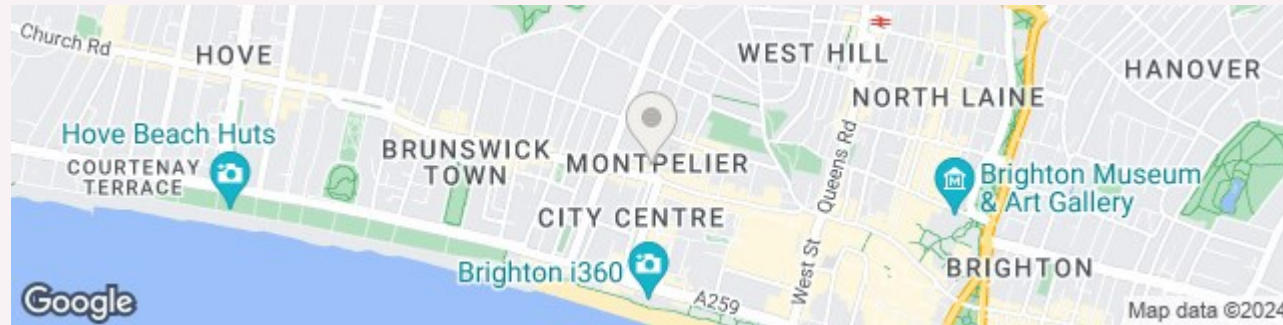
Tenure

Freehold

Redevelopment Opportunity

Possible development opportunity to add a further floor, subject to necessary consents

Interested Parties to rely on their own enquiries.



For further information please contact the sole agents



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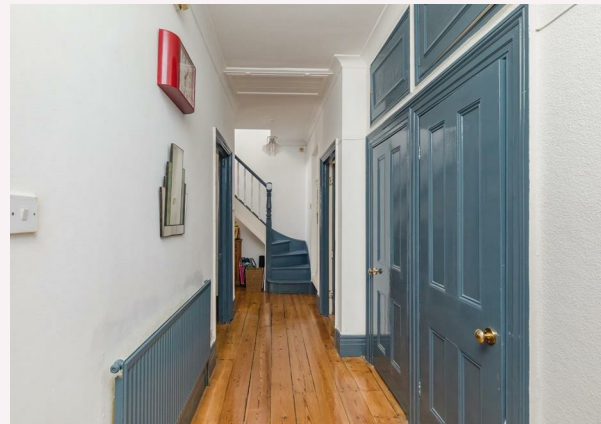
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Price

£925,000



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