

austin gray



26 Park Crescent Terrace, Brighton, BN2 3HD



### Description

The building forms part of a terrace of properties, on the east side of Park Crescent Terrace. This two storey property currently occupied by an independent trader, comprises of a ground floor commercial workshop, office, storeroom and wc. Over the first floor, is a vacant self-contained flat, comprising 2 double bedrooms, living room, kitchen/breakfast room and bathroom.

There is potential to convert the property into one single dwelling (C3) - subject to the necessary consents.

### Situation

Park Crescent Terrace is situated within a residential area, just minutes from London Road and Lewes Road, Brighton - offering a variety of cafes, shops, restaurants, bars and entertainment facilities. The North Laines and Brighton Mainline Railway Station are approximately half a mile from the property (London Victoria 62 minutes).

### Accommodation

COMMERCIAL GROUND FLOOR  
Floor Area – 116.76 sq.m.

FIRST FLOOR  
Floor Area – 59.74 sq.m.

Total Floor Area – 176.5 sq.m.

### Tenancies

COMMERCIAL WORKSHOP

On and including, 19th October 2019, up to and including, 18th October 2024. Let at an initial rent of £11,800pa - the tenant is holding over.  
No security of tenure

FIRST FLOOR  
Vacant – previously let at £12,000pa

### Rent

Commercial rent £11,800 pa

### Tenure

Freehold

### EPC Rating

Flat (26a) - E  
Commercial – E

### Council Tax

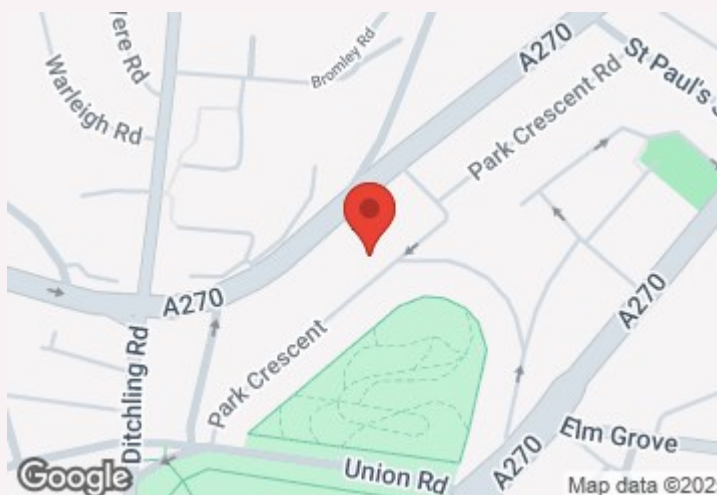
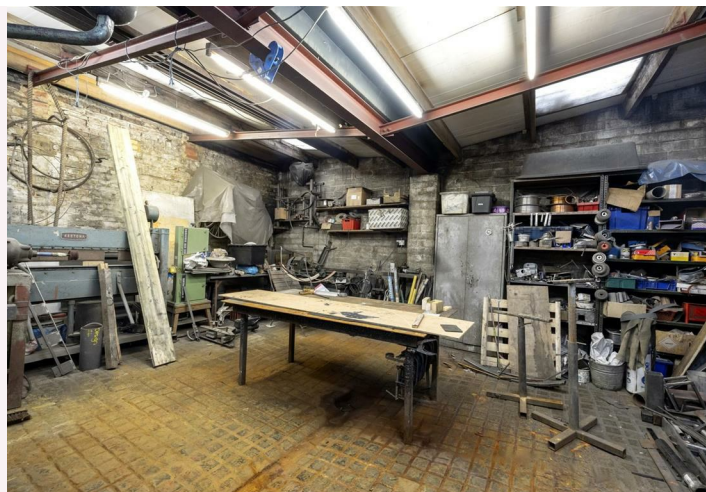
Flat (26a) – Band A

### Rateable Value

£12,750

### Legal Fees

Each party will be responsible for their own costs incurred in relation to the transaction.



For further information please contact the sole agents

**austin gray**

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Price  
£450,000

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.