



Description

The building comprises a six storey, mid terraced period property with original features arranged as offices over ground through 3rd floor, with a residential flat situated over the upper floor. There are WC facilities situated to the rear of the ground floor, and also on the half landings between the 2nd & 3rd floors. There is also a basement providing ancillary storage space which could be converted to further office space and access onto a rear yard. The property is in need of repair and improvement.

Situation

Marlborough Place is located in the Valley Gardens Conservation Area, close to Brighton's core commercial district, on the Eastern fringe of the popular North Laine area. The premises are situated on the southern side of Marlborough Place, approximately 0.4 miles north of the pier and approximately 0.5 miles South-East of Brighton station.

Accommodation

The property has the following approximate Net internal areas:

Basement - 683 sq.ft
Ground Floor - 657 sq.ft
First Floor - 839 sq.ft
Second Floor - 633 sq.ft
Third Floor - 646 sq.ft
Fourth Floor - 601 sq.ft
Total - 4,069 sq.ft

EPC

TBC

Planning

It should be noted the property lies within an area subject to an Article 4 direction where BHCC have removed permitted development rights from commercial (Class E) to residential (Class E).

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

Offers invited in the region of £795,000 for our clients freehold interest.

Business Rates

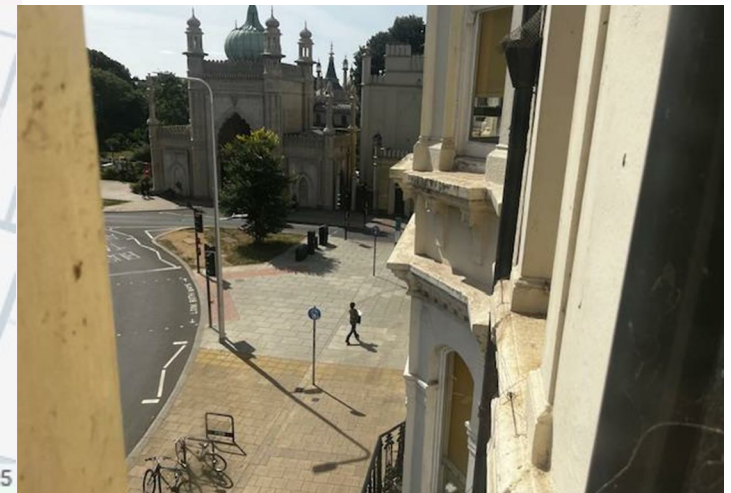
Rateable Value Rateable Value 1 April 2024:
£36,250 offices & premises (basement, 1st, 2nd and 3rd floors)

VAT & Legal Fees

We understand the property is not elected for VAT. Each party to bear their own legal costs incurred.

Notes

To be sold with the benefit of vacant possession.



For further information please contact the sole agents

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Price
£795,000