



PRIME CITY CENTRE DEVELOPMENT SITE FOR SALE

- PP for 5 Houses on Main Site + 1 on Adjacent Plot
- Potential Loft Bedroom (STP)
- Vacant Possession Provided
- Popular & Sought After Residential Area
- Plans & Further Information are Available by Request

Interested in this property? Please contact us on 01903 792785

242 QUEENS PARK ROAD, BRIGHTON, EAST SUSSEX, BN2 9ZB

Location

Located in the popular seaside resort of Brighton, which affords excellent amenities available across the city, Queens Park & Hanover are an extremely popular and sought after part of the City and the subject property is situated on the east side of Valley Gardens, north of the popular and eclectic Kemp Town area. There are popular schools within the local vicinity and Queens Park itself is a short walk to the south, together with the popular Kemp Town area. Brighton & London Road mainline train station is approx. 1.3 miles away.

Description

A rare opportunity to purchase a prominent corner site with vacant possession, located at the junction of Queens Park Road and Down Terrace. The building has been occupied for many years as a Public House but, has now ceased trading as The Hanover. The neighbouring cleared site is adjacent to 2a Down Terrace and is under the same ownership. The sites will be sold together, not separately.

Accommodation

The premises have the following approximate floor areas:

	Acres	Hectares
Total floor area:	0.17	0.07

Tenure

Freehold

Price

The sites are offered as one lot and offers are invited in the region of £1.200,000 for the freehold interest.

Plans and further information are available by request. Planning application number: BH2020/02624.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £14,700. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £7335.30.

VAT

We understand that VAT will be chargeable on the main site.

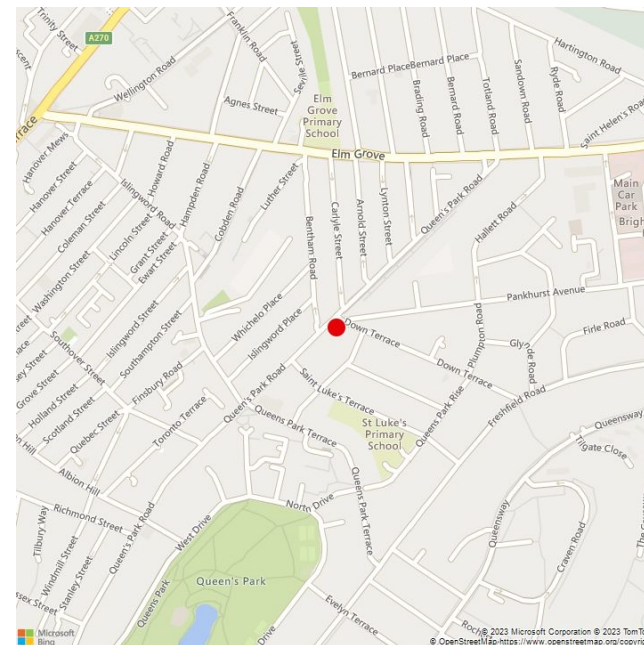
In addition, we have been informed that any S106 payments previously due, have now been discharged.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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