



**City Centre Freehold Investment
Currently producing £32,000 pa ex**

**4 St. Peters Place
Brighton, BN1 4SA**

Investment

FOR SALE

**2,084 sq ft
(193.61 sq m)**

- Well-established location
- Grade II Listed Building
- Two car parking spaces

4 St. Peters Place, Brighton, BN1 4SA

Summary

Available Size	2,084 sq ft
Price	Offers in the region of £500,000.00 Subject to existing tenancy
Rateable Value	£33,750
EPC Rating	C (75)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	138	12.82	Available
Ground	580	53.88	Available
1st	694	64.47	Available
2nd	372	34.56	Available
3rd	300	27.87	Available
Total	2,084	193.60	

Description

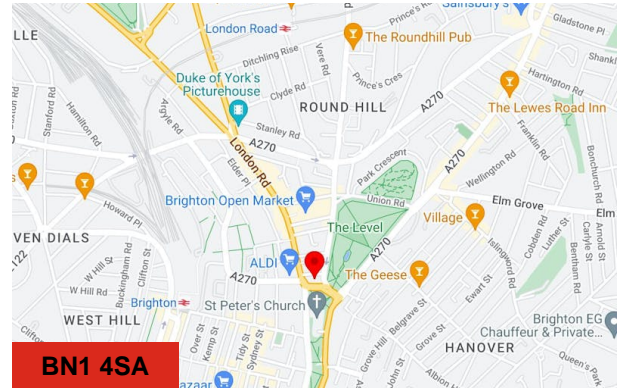
An opportunity to purchase this Grade II listed mid-terrace building with rendered elevation. The accommodation comprises of office space arranged over lower ground to third floors. There are two car parking spaces to the front of the property and one narrow car space to the rear (max width 7ft approx.).

Location

Situated in a south facing terrace overlooking St Peter's Church, in a well-established location and close to the London Road shopping area, The Level and North Laine. Frequent bus services are close by and Brighton Station is located approximately 15 minute's walk away.

Terms

Offers are invited in the region of £500,000 for the freehold interest of the property (subject to existing tenancy).



Viewing & Further Information



Erin Kirsop
01273 321 123
ek@gsp.uk.com