



DEVELOPMENT / HEALTHCARE / OFFICE / RETAIL / RETAIL - OUT OF TOWN / RETAIL - IN TOWN / HIGH STREET
RETAIL / A3 (RESTAURANTS AND CAFES) / LEISURE / RESTAURANT / CAFE / TAKEAWAY / DEVELOPMENT LAND /
RESIDENTIAL / INVESTMENT / OTHER / OTHER - HEALTH / NURSERY / CHURCH / EDUCATION FOR SALE

COTTAGE BUILDING

Church Hill, Patcham Village, Brighton, BN1 8YE

PRICE REDUCED TO £170,000 -FREEHOLD FOR
SALE- CHARACTER BUILDING WITH
DEVELOPMENT POTENTIAL (STPNC) OR A
VARIETY OF RETAIL OR OFFICE USES

198 SQ FT

Eightfold
property

Tel:01273 672 999
Website:www.eightfold.agency

Summary

Available Size	198 sq ft
Price	£170,000
Rates Payable	£2,020.95 per annum Whilst the figures are specified above the current business has qualified for 100% small business rate and does not pay rates. Subject to conditions this could apply to any incoming tenant also.
Rateable Value	£4,050
Car Parking	An informal arrangement is in place with the adjoining occupier for staff & customers of which further details can be provided.
VAT	Not applicable
Legal Fees	Each party to bear their own costs. However the incoming party will be required to provide an undertaking of £1500 plus VAT towards the landlords legal costs that will be payable in the event they withdraw from the transaction.
EPC Rating	EPC exempt - Stand-alone building < 50m2

Description

An impeccably maintained detached building that was converted over 25 years ago to create the impressive property that is now in place. The property comprises an open plan space that has traded as an upmarket hairdressing salon with WC facilities but could be suitable for a variety of uses (STNC). The property could be suitable for a number of uses including office, retail, cafe, medical or could suit development.

Location

The premises is situated in the heart of the picturesque old village of Patcham located on the outskirts of Brighton City Centre with good vehicular access to all parts of the city as well as to both the A23 & A27. Patcham & the surrounding areas are popular residential locations that benefit from a number of good schools in the area. Being outside of the city the property also benefits from being in area that currently still benefits from free on road parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	198.06	18.40
Total	198.06	18.40

Viewings

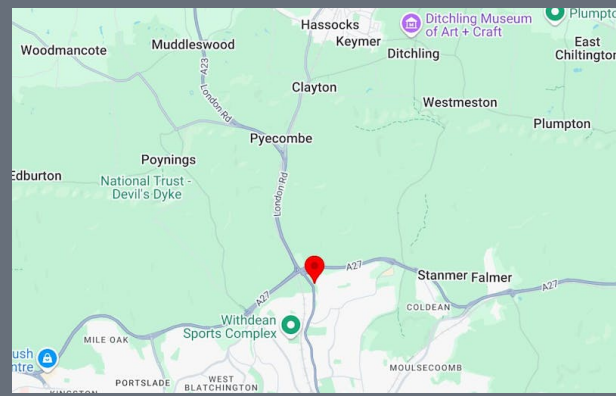
Please note that staff are not currently aware of the impending sale & under no circumstances should any direct approaches be made. All viewings should only be arranged via Eightfold Property.

Terms

Offers are invited in the region of £170,000 for the freehold interest with the benefit of vacant possession.

Estate Agents Act- Connected Party

It should be noted that a director of this firm is related to the owner of this property.



Get in touch

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Eightfold Property

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