



## 116-118 Edward Street, Brighton, BN2 0JL

A3 (Restaurants and Cafes), Development, Investment, Leisure, Office, Pub / Bar / Club, Residential, Restaurant / Cafe, Retail, High Street Retail, Retail - In Town For Sale | Offers in the region of £395,000 | 1,583 sq ft

OCCUPIER/ DEVELOPMENT OPPORTUNITY- CITY CENTRE FORMER PUBLIC HOUSE

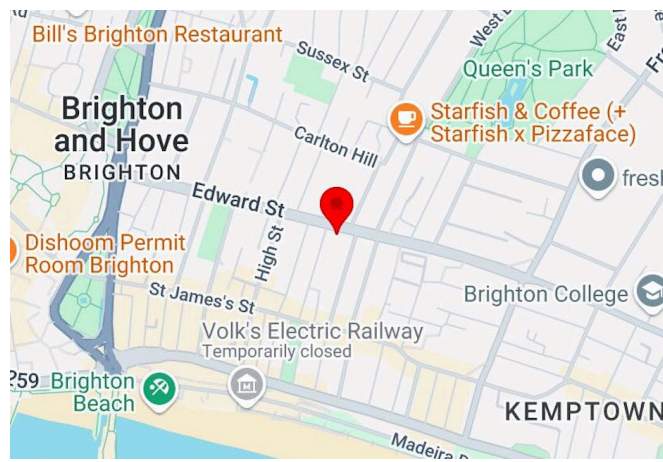
## Description

Public House arranged over ground, 1st floors & basement with a garden to the rear of 118 Edward Street. At present there is a bar area at ground floor & cellar in the basement with non-self-contained accommodation over comprising 4 bedrooms, kitchen & bathroom. The property still benefits from an alcohol licence which the freeholder currently holds & can transfer as required.

## Location

The subject property is situated on the Southern side of Edward Street Brighton, close to the junction with Upper Rock Gardens & Egremont Place. Located nearby are Queens Park as well Brighton College & American Express Headquarters adjacent to the Edward Street Quarter where significant office occupiers include Octopus Energy, Natwest & Knights Solicitors. Brighton seafront is also on a short walk away along with the City Centre.





## Accommodation

Name	sq ft	sq m
Ground - Bar	620	57.60
1st - 4 bedroom accomidation (not self-contained)	563	52.30
Basement - Storage & WC	500	46.45
<b>Total</b>	<b>1,683</b>	<b>156.35</b>

## Terms

Offers are invited for the freehold interest in the region of £395,000 for the freehold interest with the benefit of vacant possession.

## AML

Potential buyers will be required to provide appropriate identification & proof of address in line with anti-money laundering regulations.

## Summary

- Price: Offers in the region of £395,000
- Business rates: £3,692.60 per annum Subject to status, small business rates relief may be available on this property.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (56)

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings

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