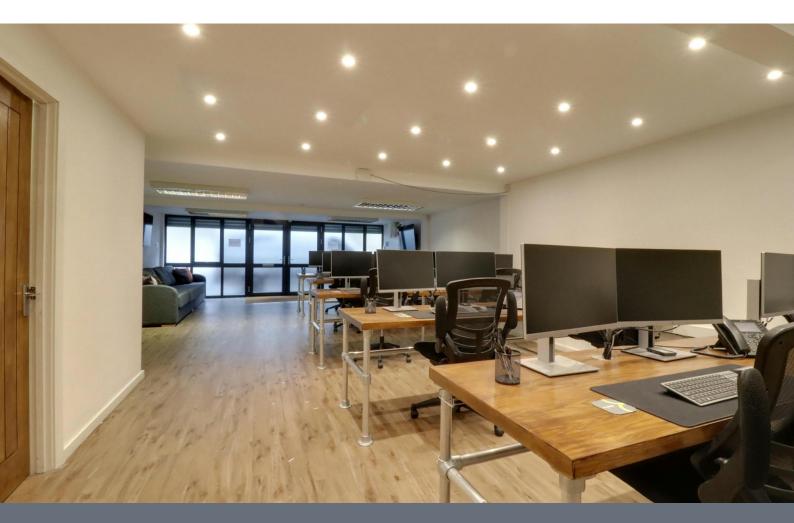


## For Sale



35 Providence Place Brighton, BN1 4GE

# Freehold Mixed-Use Investment For Sale

**1,927 sq ft** (179.02 sq m)

- Ground Floor Office Unit
- Self Contained 3 Bedroom Flat
- High Spec Office
- Hard Flooring
- Glass Meeting Room
- Fitted Kitchen

### 35 Providence Place, Brighton, BN1 4GE

#### **Summary**

Available Size	1,927 sq ft
Price	£500,000
Business Rates	Upon Enquiry
VAT	Not applicable
EPC Rating	Property graded as C-D

#### Description

A freehold mixed-use investment comprising of a ground floor office space, finished to a high standard, with meeting room with a glass partition from the main office, kitchen, store room, shower room, full-length roller shutter, and alarm system; and a first-floor self-contained three-bedroom flat, with wooden flooring throughout, open plan kitchen, and three bathrooms.

The office is currently occupied by the vendor, and the first floor flat is currently let for a rent of  $\pounds$ 2,145pcm for 12 months from 9th August 2023.

Eightfold Property has an interest in the sale of this property.

#### Location

The property is situated in the middle of Providence Place, just off London Road, a main arterial route through Brighton, which serves as a busy high street. Nearby occupiers include AI Campo Lounge, Richer Sounds, Superdrug, Unbarred Brewery, and a number of local operators.

#### Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Ground Floor Office	622	57.79
Ground - Meeting Room	113	10.50
1st - First Floor Flat	966	89.74
Total	1,701	158.03

#### Estate Agent Act 1979

Under the provisions of the Estate Agent Act 1979 we hereby advise that a director of Eightfold has a financial interest in the property.







### **Viewing & Further Information**

nd fittings may not have been checked to be in working order. Prospective acquirers should make their own se. Local plans are obtained via Experian Goad. Copyright and confidentiality Experian, 2020. © Crown copyright



James Hawley 01273 093767 | 07935 901 877 james@eightfold.agency

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