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106 St Georges Road, Kemptown,  
Brighton, BN2 1EA

FOR SALE – IMPRESSIVE RETAIL OR OFFICE PREMISES IN KEMPTOWN

# LOCATION



The property is located on the south side of a vibrant and diverse shopping area that serves the local community of Kemptown and the wider Brighton area. St Georges Road acts as a major commercial route from East Brighton through Kemptown to Brighton city centre from the east. The vicinity is home to various establishments, including the Co-Op convenience store, Brand Vaughan estate agents, coffee shops, bookshops, restaurants, and the esteemed Bramptons butchers.

The area remains bustling throughout the day and night, attracting constant activity. It is surrounded by a densely populated and highly desirable residential neighbourhood, which includes Sussex Square, Lewes Crescent, and Portland Place. Notably, the location boasts proximity to Brighton College and the Royal Sussex County Hospital, both within a short walking distance.

## Description

The property consists of a ground floor retail unit, a raised retail floor, and a lower area that can be used as retail, office, or cafe space. It also comes with a rear car parking space.

The upper parts of the building are for residential use and are sold on a long leasehold interest.

## Key Features

- Rare Freehold opportunity
- Recently Renovated commercial space
- Popular Kemptown location
- Retail/Office/Cafe accommodation
- Parking Space

## Accommodation

Retail/Office/Cafe Freehold Property.

Retail Frontage: 13' 3"

Internal Width: 13'

Initial Retail Depth: 20' 5"

Ground Floor Retail Area: 265 sq ft (24.6 m<sup>2</sup>)

Raised Retail Area: 151 sq ft (14 m<sup>2</sup>)

Lower Ground Floor Retail Area: 506 sq ft (47 m<sup>2</sup>)

**Total Accommodation: 922 sq ft (85.7 m<sup>2</sup>)**

Plus car parking space from Bloomsbury Place.

Very well presented and decorated top a high standard to include new shopfront, GFCH, engineered wood flooring, double glazed window, suspended ceiling with spot lighting, new galley kitchen on the lower floor, french doors to Bloomsbury Place and generally bright modern commercial accommodation.

## Price

Offers invited in the region of £395,000 (three hundred and ninety-five thousand pounds) with full vacant possession on completion.

## Business Rates

Billing Authority: Brighton & Hove



- Description: Shop and Premises
- Rateable Value: £9,100
- Rates Payable: -
- Valid from April 2023 (current)

Potential Benefit from Small Business Rates Relief.

## VAT

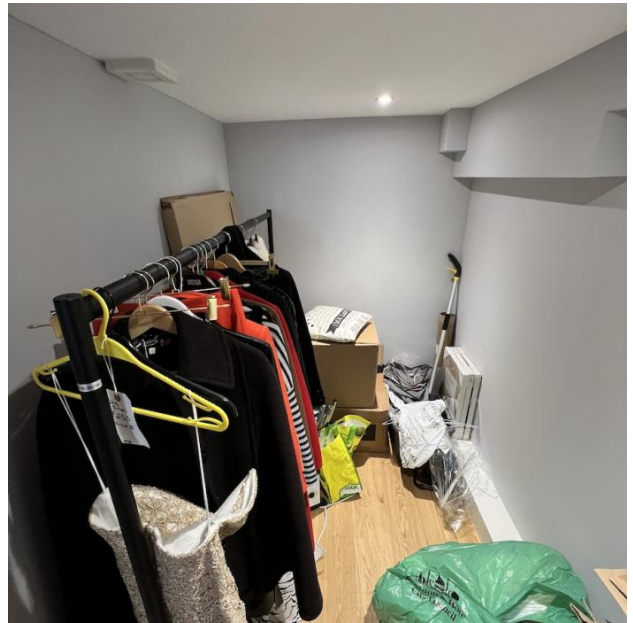
We are informed the premises are not registered for vat and therefore vat will not be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal costs.

## Viewing Arrangements

Strictly via prior appointment through Sole Agents Graves Jenkins (t: 01273 701070).













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