

# BRIGHTON

94-104 London Road

TO LET OR FOR SALE  
AS A WHOLE OR IN  
PARTS, SIGNIFICANT  
REDEVELOPMENT /  
REFURBISHMENT  
POTENTIAL



## LOCATION

The subject property occupies a prominent position on London Road. Nearby retailers include **Woolworths**, **Superdrug** and **Poundstretcher**.

## ACCOMMODATION

The premises provide accommodation on basement, ground, first, second and third floors.

Basement GIA	3,123.50 sq m	33,621 sq ft
Ground Floor GIA	2,600.70 sq m	27,994 sq ft
First Floor GIA	2,498.20 sq m	26,890 sq ft
Second Floor GIA	1,802.80 sq m	19,405 sq ft
Third Floor GIA	1,137.00 sq m	12,239 sq ft
Total	11,162.20 sq m	120,149 sq ft

Site Area 1.25 Acres approximately

## TENURE

Principally freehold with a small modern leasehold element (details on request).

## PROPOSAL

Our clients will consider freehold offers for the whole or leasehold offers for the whole or parts. Details available upon request.

## RATING

We are verbally informed by the Local Rating Authority that the Rateable Value is £228,000 and the Rates Payable are £105,336. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## GOING CONCERN SALE

Our clients would give consideration to the sale of the store as a going concern.

## VIEWING

By appointment via this office:

### Simon Turpin

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### Michael Matthews

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Or our joint agent David Saull  
Independent

David Saull

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**CBRE**  
CB RICHARD ELLIS

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