



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 £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 Al 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



James Hawley

01273 093767 | 07935 901 877

james@eightfold.agency







