



**58 Preston Road**

Brighton, BN1 4QF

**FOR SALE - Self-Contained  
Offices (Suit Conversion  
STPC)  
OIRO £350,000 FH**

**1,348 sq ft**  
(125.23 sq m)

- Self-Contained Office Building
- Suit Conversion to Resi (STPC)
- Vacant Possession

# 58 Preston Road, Brighton, BN1 4QF

## Summary

Available Size	1,348 sq ft
Price	Offers in the region of £350,000
Rates Payable	£11,008 per annum
Rateable Value	£21,500
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property comprises of a self-contained office building across ground, first and second floors, with the benefit of already having a separate entrance leading into the stairwell, allowing for easy separation of the ground and upper parts. The ground floor has front office space, with rear W.C and Kitchenette as well as access to the rear garden.

The property is currently arranged into several office suites across the first and second floors with additional W.C's.

## Location

The building is located on Preston Road, just down from Preston Circus, with Preston Park a short walk way, there is also street car parking outside the property. The road is a mixture of commercial and residential units, with a good level of footfall.

## Accommodation

The accommodation comprises the following areas:

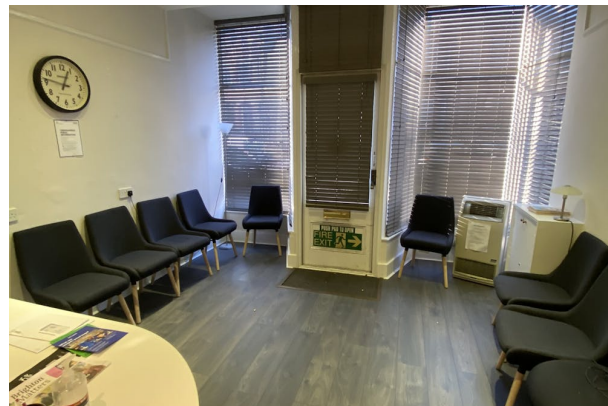
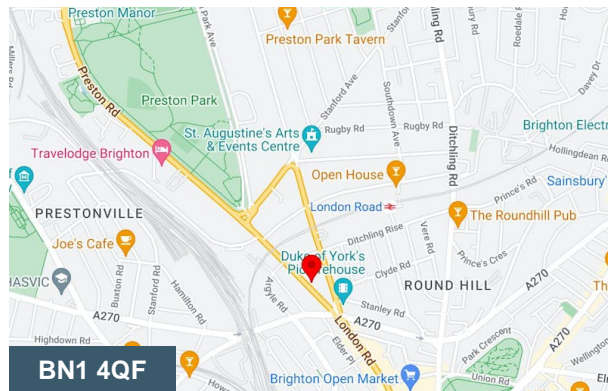
Name	sq ft	sq m
Ground	516	47.94
1st	479	44.50
2nd	353	32.79
<b>Total</b>	<b>1,348</b>	<b>125.23</b>

## Viewings

Viewings can be arranged by the vendors Joint Sole Agents Newlands Property & Oakley.

## Terms

The property is available with full vacant possession being offered with an asking price of OIRO £350,000 for the freehold interest.



## Viewing & Further Information



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