



Retail over basement & ground floor. Let to LangeLees cafe at Â£22,500 pa. 3 floor maisonette let at Â£16,320 pa.

## Description

**Description of Building:** Ground/Basement floor and garden currently let to owners of LangeLees restaurant. Upper three floors, currently a 4 bed maisonette, full of period charm – great development potential to split the 3 floor maisonette into 3 separate flats and extend backwards over commercial element. **Size: Gross frontage 5m Net frontage 4m Shop depth 16.5m Built depth 16.0m Ground floor 72.6 sq m Basement 7.0 sq m Private Garden/Patio 10.5m x 4.8m First & Third: Maisonette** 4 bed + lounge/kitchen & bathroom **Description of Lease:** Retail let to Owners of LangeLees restaurant for at Â£22,500 p/a until 2025. Maisonette let out to 4 individuals at Â£16,320 per annum. **Location:** Fantastic retail/residential development opportunity positioned on the main road in and out of Brighton. Nearby occupiers include: MEATliquors, Aldi, Co-Op Food, Boots, Costa, McDonalds, Halifax & Santander.