

Guide Price £575,000 Freehold

Montreal Road, Brighton

- THREE STOREY, DOUBLE FONTED BUILDING
- POTENTIAL TO CONVERT INTO FLATS SUBJECT TO NECESSARY PLANNING.
- NO ONWARD CHAIN

- CURRENTLY A LAUNDRETTE WITH A TWO BEDROOM **APARTMENT**
- POPULAR HANOVER LOCATION
- FREEHOLD UNIT

GUIDE PRICE: £575,000 - £600,000

Robert Luff & Co are delighted to bring to market this fantastic opportunity to buy a well established launderette which comes with a two bedroom flat on the top floor. With the opportunity to run a business on the ground and lower ground floors whilst living or renting the flat above, this properly will suit an array of buyers. The building also has the potential to be turned into three or four flats subject to necessary planning.

Montreal Road is a sought after and attractive road located just off Southover Street and Albion Hill, close to Queens Park in the heart of the Hanover area. Hanover is known for its sense of community, brilliant pubs, outstanding schools and vibrantly painted Victorian houses. The location is perfect for the seafront, city centre and train station.











Accommodation

Laundrette

Occupying the ground and basement levels, with 11 JLA WASHING MACHINES -3×35 lb, 8×16 lb,

7 SPEEDQUEEN DRYERS and 1 STACK DRYER (2 DRYERS)

1 PROPRESS PROFESSIONAL IRONING SYSTEMS.

2 ANDREWS BOILERS

1 Softener plant

1 Pump

2 water tanks

RECENTLY REFURBISHED SHOP

NON-SLIP FLOOR

WIRING THROUGHOUT.

24- HOUR CCTV WITH REMOTE ACCESS FACILITY.
SHOP OFFERS SELF SERVICE AND SERVICE WASHES,
IRONING, DRY CLEANING (AGENCY) AND A LIMITED PICKUP DELIVERY SERVICE.

Lower Ground Floor

Large basement area housing various boilers and systems assisting the Laundrette

First Floor

Occupying the entire first floor is the spacious two bedroom apartment, separate kitchen, lounge, private access and access to the loft with potential to extend into STNP

Agents Notes

Purchased as a Freehold unit Business accounts available on request



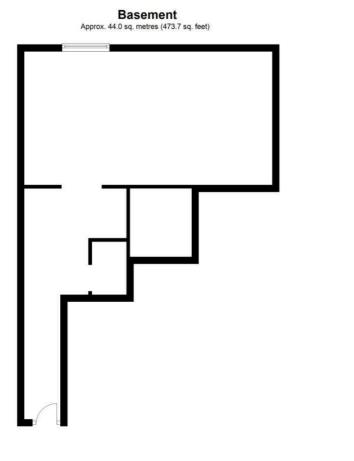


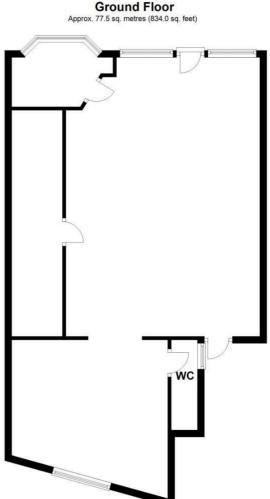




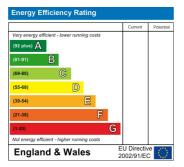


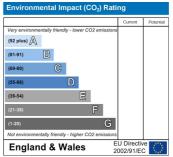






Total area: approx. 121.5 sq. metres (1307.7 sq. feet)





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