



Montreal Road, Brighton

Guide Price
£575,000
Freehold

- THREE STOREY, DOUBLE FONTED BUILDING
- CURRENTLY A LAUNDRETTE WITH A TWO BEDROOM APARTMENT
- POTENTIAL TO CONVERT INTO FLATS SUBJECT TO NECESSARY PLANNING
- POPULAR HANOVER LOCATION
- NO ONWARD CHAIN
- 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 property 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.

**Robert
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Accommodation

Laundrette

Occupying the ground and basement levels, with 11 JLA WASHING MACHINES – 3 x 35lb, 8 x 16lb, 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 PICK-UP 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

28 Blatchington Road, Hove, East Sussex, BN3 3YN


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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.