



Retail in BN2

Montreal Road, Brighton, East Sussex, BN2 9UY

£360,000 Starting Bid

Tenure

Freehold

Property features

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

Description

For sale via secure sale online bidding - terms and conditions apply.

The property boasts a stunning two - bedroom top floor flat and a well established commercial space, currently operating as a launderette, this is a fantastic opportunity to purchase a superb property in the popular University city of Brighton.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £380,000.00

A fantastic Investment opportunity, the building offers flexibility and has the potential to be turned into three or four flats subject to necessary planning, by converting the loft and basement.

Montreal Road is a highly 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 provides easy and convenient access to Brighton General Hospital, The Royal Sussex County Hospital, Brighton Train station, where the Gatwick Express takes approx. 1 hour to get to London. A 20 minute stroll to the seafront, or to Sainsburys superstore, and 30 minutes walk into the town centre, Churchill Square.

Public transport is excellent in Brighton, with buses running at regular short intervals.

Residential space

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 STP currently rented and achieving £1,550 PCM.

Commercial space

The established Laundrette occupies the ground and basement levels and is currently producing an income of £10,800 PA.

Agents Notes Purchased as a Freehold unit Business accounts available on request

Please note we have not inspected this property.

Price: Starting Bid £360,000

Property Type: Retail

Business Type: Residential Investments

Parking: None

Location

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Accommodation - Residential

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Accommodation - Commercial

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Tenure

Freehold, title number SX81909.

Rateable Value

Future rateable value (from 1 April 2026) £8,700.

Sourced from VOA.

EPC

Rating C, full report available on request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Montreal Road, Brighton, East Sussex, BN2 9UY

Contact your local branch today for more information on this property:

19 Cleeve Wood Road, Bristol, Gloucestershire, BS16 2SF, <http://www.mcoleman.co.uk/>

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