



60b Preston Street, Brighton

Guide Price £450,000

**MANSELL
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60b Preston Street

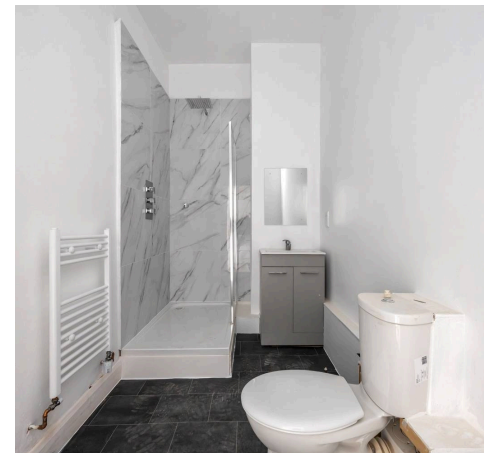
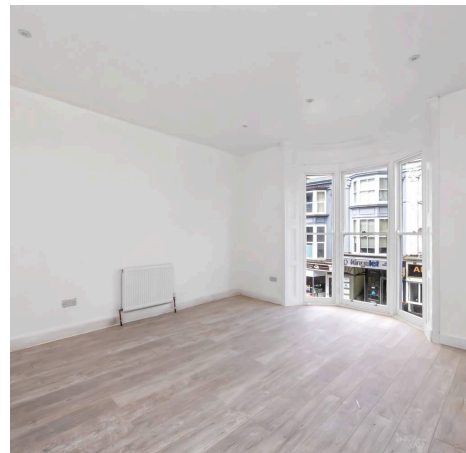
Brighton, Brighton

Freehold mixed-use building in central Brighton with a commercial unit (rising rent to £16.4K) and a 2-bed flat above. Prime location near seafront. Excellent investment.

Council Tax band: TBD

Tenure: Freehold

- Freehold mixed-use property
- Ground floor commercial unit with prominent frontage
- Commercial rent rising from £14,000 to £16,400 p.a.
- Self-contained 2-bedroom flat above
- Strong rental yield and investment potential
- Prime central Brighton location
- Close to seafront, shops, and amenities
- Well-presented residential accommodation
- No onward chain



Preston Street



Ground Floor
Approximate Floor Area
90.41 sq ft
(8.40 sq m)

First Floor
Approximate Floor Area
454.88 sq ft
(42.26 sq m)

Second Floor
Approximate Floor Area
459.94 sq ft
(42.73 sq m)

Approximate Gross Internal Area = 93.39 sq m / 1005.23 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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