



**GRAVES
SON &
PILCHER**

For Sale



Freehold Investment For Sale Income Producing / Fully Occupied

**80 Beaconsfield Road
Brighton, BN1 6DD**

**Investment
FOR SALE**

**444 sq ft
(41.25 sq m)**

- Located on busy A23 corridor
- Mixed Use Building comprising Class E shop and 3 x flats sold off on long leases
- Freehold Investment
- Income producing, approximately £13,400 per annum exc with fixed uplifts
- Lease expiry in May 2037 – circa 10 years remaining
- Opportunity to agree lease extensions on the 2 flats with 60 years remaining

Trusted Property Professionals since 1897. T: 01273 321 123

80 Beaconsfield Road, Brighton, BN1 6DD

Summary

Available Size	444 sq ft
Price	Offers in the region of £225,000
Rateable Value	£9,400
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a mid-terraced retail unit, together with self-contained upper parts. The commercial element is currently fully let to an established hot food takeaway. The lease provides c. 10 years term certain with fixed rental uplifts making the property an appealing investment opportunity.

The upper parts have been sold off on long leases. One of the leases has been extended. The other two have c. 60 years remaining.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor - Sales Area	272	25.27
Ground Floor - Internal Storage	172	15.98
Total	444	41.25

Location

The property occupies a prominent position along Beaconsfield Road. Beaconsfield Road is situated close to Preston Park and forms part of the A23 corridor, one of the main arterial routes into Brighton City Centre. Nearby occupiers including Kamsons Pharmacy, Arkwrights Deli, Sunny Foods and Cats Protection. The surrounding area is a mixture of independent shops, cafes and restaurants and local services as well as high density residential. Brighton Train Station is approximately 0.6 miles away which provides regular services to London and other areas in Sussex. Preston Park Station and London Road Station are also close by.

Terms

Offers are invited in the region of £225,000 for the freehold interest of the property (subject to existing tenancies).

Tenancy Information

Shop and First Floor Flat – Let on a commercial lease to private individuals for a term of 20 years from 19 May 2017. The passing rent is £13,200 per annum exclusive. The rent is due to increase to £14,250 per annum exclusive on 19th May 2027, with a further uplift to £15,972 p.a.x. in May 2031.

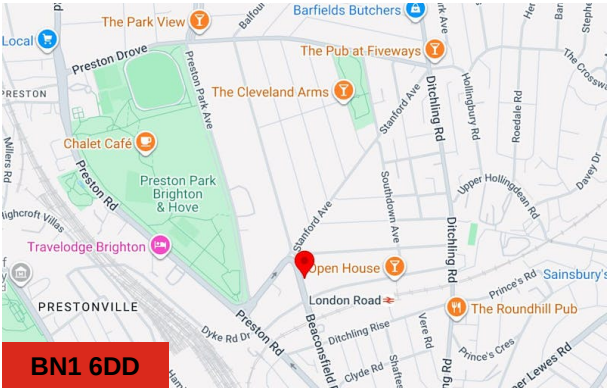
Flat 1 – 99 year lease from 25 March 1987 at a Ground rent of £100 p.a.

Flat 2 – 189 years from 25 March 1987 at a peppercorn rent

Flat 3 – 99 years from 25 March 1987 at a ground rent of £100 p.a.

N.B. Copy of leases available on request to serious applicants.

The total annual income for the building is £13,400 per annum exclusive



Viewing & Further Information

James Bryant
01273 267245
jb@gsp.uk.com

Erin Mann
01273 321 123
em@gsp.uk.com