



Description

TMixed Investment ground floor retail and upper self contained 1-bedroom flat, let on a single commercial lease to Beaumont Estate Agents - producing £16,000pa exclusive.

An Edwardian mid terrace property with ground floor commercial unit occupied by Beaumont Estate Agents & a self contained 1-bedroom flat to the first floor - occupied by a protected tenant, with a registered fair rent of £655pcm. The property also provides a rear garden, accessed via a shared service road.

Situation

The property is situated on the West side of Ditchling Road within Kings Parade, close to the popular area of Fiveways.

Tenancy

The commercial and residential units are let to Beaumont Estate Agents on a 10 year full FRI lease, expiring on 23rd June 2029.

First Floor Flat – Tenancy Details

Let to a statutory tenant protected by the Rent Act 1977.

The rent has been recently registered at £665.00pcm, effective from 19th August 2024.

Accommodation

COMMERCIAL

Total Floor Area – 51 sq.m.

FLAT

Living Room - 4m x 5.1m

Kitchen – 3.5m x 3.4m

Bathroom

Bedroom - 4.8m x 3.1m

Total Floor Area – 64 sq.m.

Tenure

Freehold

EPC

Commercial - B

Flat - E

Business Rates

£10,750

Council Tax

Flat - Band B

Legal Fees

Each party will be responsible for their own costs incurred in relation to the transaction.



For further information please contact the sole agents

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Price
£350,000