

Queens Road

Brighton



About the property

FOR SALE BY AUCTION on 22nd November 2023

Auction Guide OIEO £600,000

Mixed Freehold Commercial & Residential Investment in superb condition throughout

An excellent opportunity to purchase the freehold of this attractively designed building comprising of a public house and restaurant, together with a self contained one bedroom first floor flat. The pub/restaurant and kitchens have been recently modernised.

Trading as the Royal Standard, the premises occupies a first class position in Queens Road, literally within a stones throw from Brighton Mainline Railway Station as well as providing immediate access to the city centre of Brighton as well as the seafront.

The property is able to be purchased with full vacant possession if required or if preferred, on a sale and leaseback as per the terms of the draft lease as detailed within the legal pack. Terms will be for a 20 year term at an initial passing rent of £50,000 per annum for the ground and lower ground floors.

The first floor flat, which has its own street entrance and thus able to be sold separately if required, is one of 3 flats in the building with the other 2 having been sold off on long leases. The flats enjoy the benefit of their own entrance in Queens Road. The rent from the flat is currently (in our opinion) underlet at £12,000 per annum.

Total rental income available is at least £62,000 at a yield of 10.3%

VAT is applicable in respect of the purchase

Queens Road Brighton

£600,000



null

BEDROOM

null

RECEPTION

null

BATHROOM



SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Lower Ground Floor

Ground Floor

First Floor



Approximate gross internal floor area 175.0 sq m/ 1883.7 sq ft
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.
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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	