



FREEHOLD INVESTMENT OPPORTUNITY

- Situated on the Corner of Elm Grove and Bonchurch Road.
- Popular Neighbourhood Parade
- Lower Ground Floor Flat with Only 40 Years Remaining
- Potential to Convert the Ground Floor (STNC)

Interested in this property? Please contact us on 01903 792785

135 ELM GROVE, BRIGHTON, EAST SUSSEX, BN2 3ES

Location

Located in the neighbourhood parade of Elm Grove, which is situated close to the busy thoroughfare of Lewes Road and within walking distance of Brighton Hospital and the Racecourse.

Description

Situated on the corner of Elm Grove and Bonchurch Road, this three storey property is made up of a lower ground floor flat, which is sold off but benefits from a premium value due to having less than 40 years remaining. The ground floor is let to an office and income producing and the first floor flat is sold off on a 99 year lease.

The ground floor commercial element is let and producing a rental income of £7,500 per annum, exclusive.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	36.14	3.36

Tenure

Freehold

Price

Offers are invited in the region of £160,000 for the freehold interest.

Rent

The ground floor commercial element is let and producing a rental income of £7,500 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £4,650. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2,320.35.

However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

EPC has been requested.. The property has an EPC rating of E - 111.

VAT

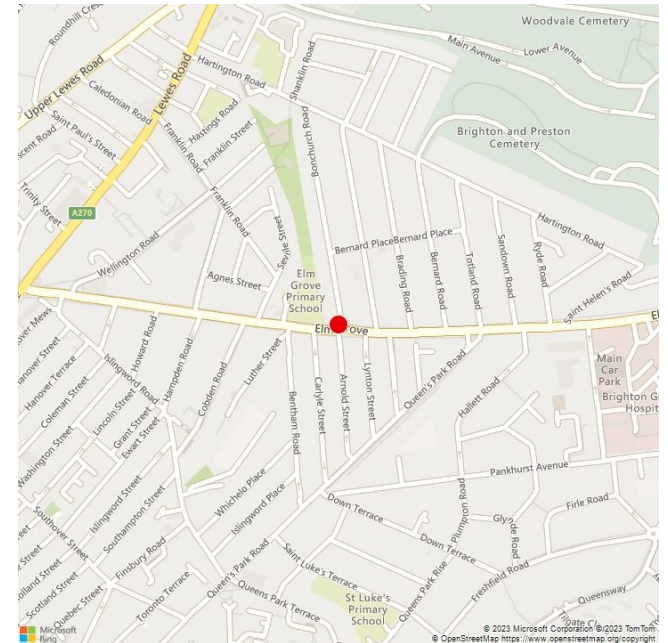
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



Leigh Doherty
01903 792785
leighdoherty@jacobs-steel.co.uk



Nichola Charles
01903 792785
nicholacharles@jacobs-steel.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

jacobs | Steel