



Hollingbury Place, Brighton, BN1 7GE By Auction £285,000 Freehold

FOR SALE BY AUCTION on 25th September 2024

Auction Guide £285,000

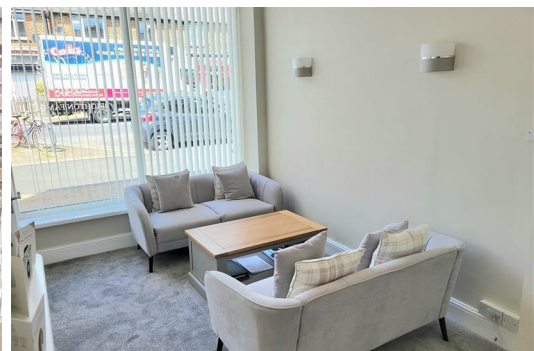
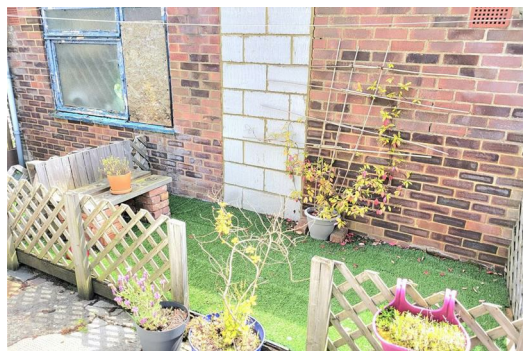
An exceptional mixed freehold residential and commercial two-storey corner freehold property forming part of a parade of shops within this highly sought after location adjacent to Fiveways, fully let and producing £19,800 per annum rising to £21,800 during 2026.

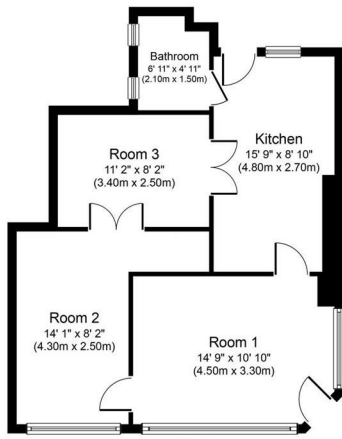
Currently Yielding 6.94% rising to 7.6% in 2026

Commercial - The Ground Floor is let to Brighton Funeral Directors Ltd trading as Brighton Family Funeral Services on a lease for a term of 12 years from October 2023 at a rent of £9,000 per annum, exclusive, rising to £11,000 per annum, exclusive in 2026. Total Commercial Accommodation is approximately 340 sq ft (31.6 m2). There is a forecourt and rear yard area.

Residential - The 1 bedroom first floor flat is let on an AST at a passing rent of £10,800 per annum whilst the size is approximately 406 sq ft (37.71 m2).

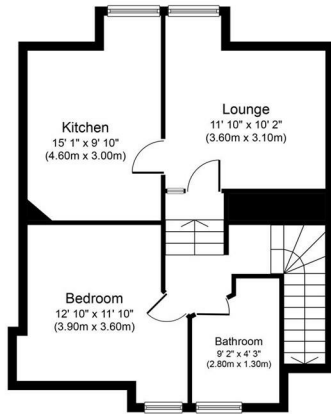
This property is located on a prominent corner of Hollingbury Place and Hollingdean Terrace, within a bustling local parade of shops adjacent to the highly popular Fiveways.





Approximate Floor Area
574 sq. ft.
(53.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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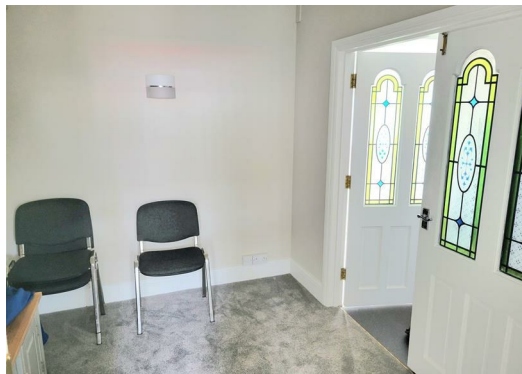


Approximate Floor Area
573 sq. ft.
(53.2 sq. m.)

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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent