



Wilmington Parade, Brighton, BN1 8JJ By Auction £195,000 Leasehold

FOR SALE BY AUCTION at a date to be advised (Pre Auction Offers Invited)

Guide Price £195,000


This prime positioned ground floor unit is let to Pet Grooming/Pet Supplies on a 10 year lease from 2023 at a passing rent of £8,500 per annum which is considered to be SIGNIFANTLY UNDERLET.


To be sold on long lease of 125 years however we understand there is the possibility that the FREEHOLD might be able to be included.

Shop floor areas
Ground floor retail Zone A 28.8 sqm
Ground floor retail Zone B 18 sqm
Ground floor store 4.4 sqm
Total 61.2 sqm

Wilmington Parade offers a mix of residential and commercial properties, making it a convenient and vibrant location and is situated within this popular parade amongst a densely populated residential area of Patcham.



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

THE PROPERTY MISEDDESCRIPTIONS 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