



Preston Road, Brighton, BN1 4QF By Auction £450,000 Freehold

FOR SALE BY AUCTION on 24th September 2025

Auction Guide £450,000
 Mixed Freehold Investment

Outstanding opportunity to purchase this mixed Freehold investment comprising of a ground floor commercial premises trading as Glitz and Glamour, currently holding over from an initial 2 year agreement as dated 29th September 2009 at a passing rent of £6,240 per annum. The rent is considered SIGNIFICANTLY UNDERLET and has not been increased since the inception of the tenancy. It is our opinion the passing rent should be £10,000 per annum.

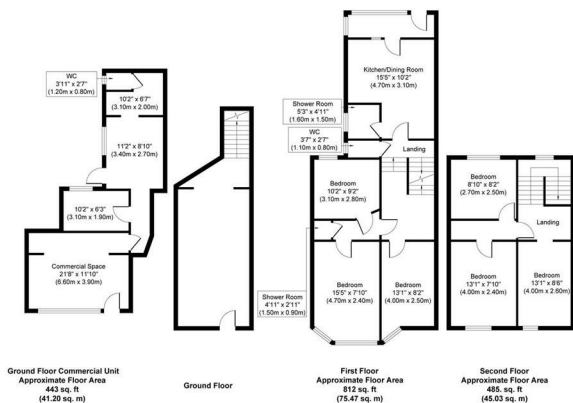
We understand the upper maisonette has an existing licence for a 5 bedroom HMO however we believe a 6th room is readily available to allow for income from a 6 bedroom HMO with the current licence being amended accordingly.

We believe that ultimately there will be the potential for the building to produce a rental income of circa £60,000 per annum.

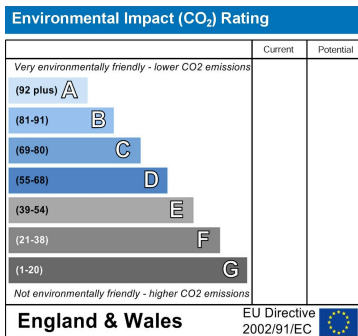
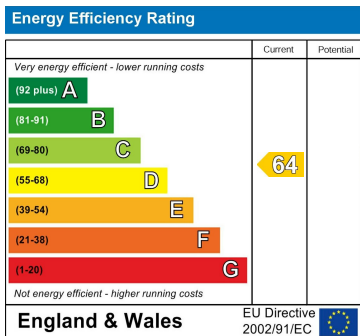
ALL MEASUREMENTS ARE APPROXIMATE, FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT TO BE RELIED UPON.

Please note fees are payable in respect of the sale of this property, please refer to legal pack for details





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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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