

RARELY AVAILABLE CITY CENTRE FREEHOLD INVESTMENT

Currently producing £29,800 pa ex

FOR SALE



31 SHIP STREET

BRIGHTON BN1 1AD



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of central Brighton, close to The Lanes and within walking distance of Brighton Seafont. Ship Street receives a high amount of footfall and is regarded as one of Brighton's busiest thoroughfares. Occupiers close by include The Ivy In The Lanes, Ivy Asia, Pizza Pilgrims, Fred Perry, Ted Baker and ASK Italian.

Accommodation

A rare opportunity to purchase a fully income producing freehold investment in central Brighton. The property comprises ground and lower ground floor commercial trading with self-contained 1 bedroom maisonette over.

			Rent
Shop	Ground Floor 232 ft ² / 21.6 m ² Lower Ground Floor 121 ft ² / 11.3 m ² Total Floor Area: 353 ft ² / 32.7 m ²	Holding over at a current rent of £22,000 pa ex. Lease renewal in solicitors hands on the following terms: The Brighton Creamery LLP at a rent of £22,000 pa ex on a 10 year lease with upward only rent review at the 5th anniversary. Tenant break at years 3 & 5. £5,500 rent deposit.	£22,000
Flat	Self contained maisonette comprising living room and kitchen on 1st floor with bedroom and bathroom on 2nd floor.	Let on an Assured Tenancy at a rent of £650 pcm. In need of refurbishment. Council Tax Band B.	£7,800
Total Present Annual Income			£29,800

Please note: A schedule of works is required on the property. The landlord is to be responsible for the works with the commercial tenant contributing a set figure towards these. Costings and a full schedule are available on request.

Terms

Offers are invited in the region of **£450,000** for the **FREEHOLD** interest of the property (subject to existing tenancies).

EPC Rating Shop - D 98; Flat - to be assessed

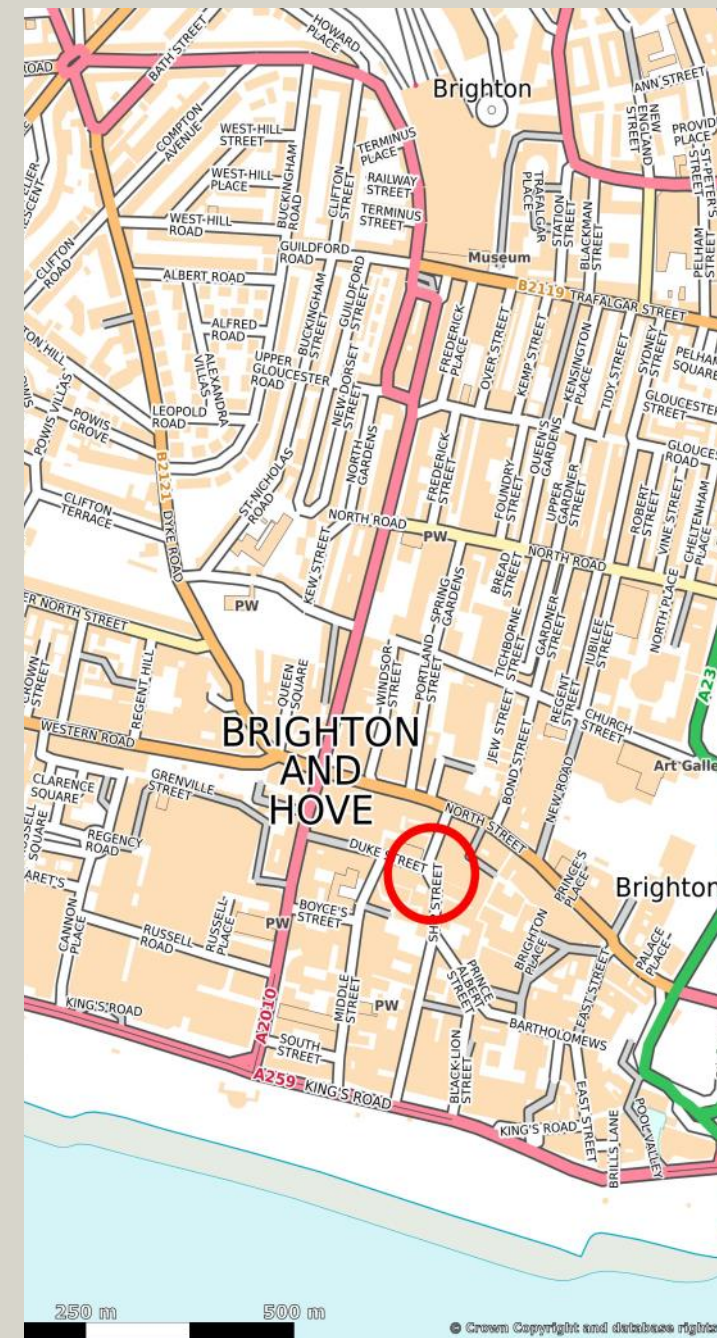
Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate



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