

# PRIME CITY CENTRE FREEHOLD INVESTMENT FOR SALE



**9 EAST STREET**

**BRIGHTON BN1 1HP**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated in one of Brighton's premier retail thoroughfares and close to the Lanes, Brighton seafront and Royal Pavilion. National operators include Pitcher and Piano, Toni & Guy, Hugo Boss, Reiss, MAC, Russell & Bromley and Molton Brown.

## Accommodation

A mid terrace freehold property comprising a ground and lower ground floor retail unit with self-contained two bedroom flat over.

The retail unit is configured as open plan ground floor sales with lower ground floor storage and w/c facility. Rear access leads to an outside WC and access is also provided to the flat and shared twitten leading to Kings Road. The self-contained flat has secure gated access from Kings Road and is finished to an extremely high standard.

<b>Shop</b>	Ground Floor 356 ft <sup>2</sup> / 33 m <sup>2</sup> Lower Ground Floor 348 ft <sup>2</sup> / 35.7 m <sup>2</sup> <b>Total accommodation 740 ft<sup>2</sup> / 68.7 m<sup>2</sup></b>	Let to a personal individual dated 22 December 2021 for a term of 5 years at a rent of £20,000 per annum.
<b>Flat</b>	Self-contained comprising two double bedrooms, open plan lounge/dinner/kitchen, bathroom.	Currently Let on an AST expiring May 2024 and producing £1,600pcm.

## Terms

Offers are invited in the region of **£525,000** for the freehold interest of the property (subject to existing tenancies). The property is elected for VAT.

**Rateable Value** Shop £18,500      Self catering holiday apartment      £3,400

**EPC** Shop C-55      Flat D 66      services not tested  
all measurements are approximate

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**

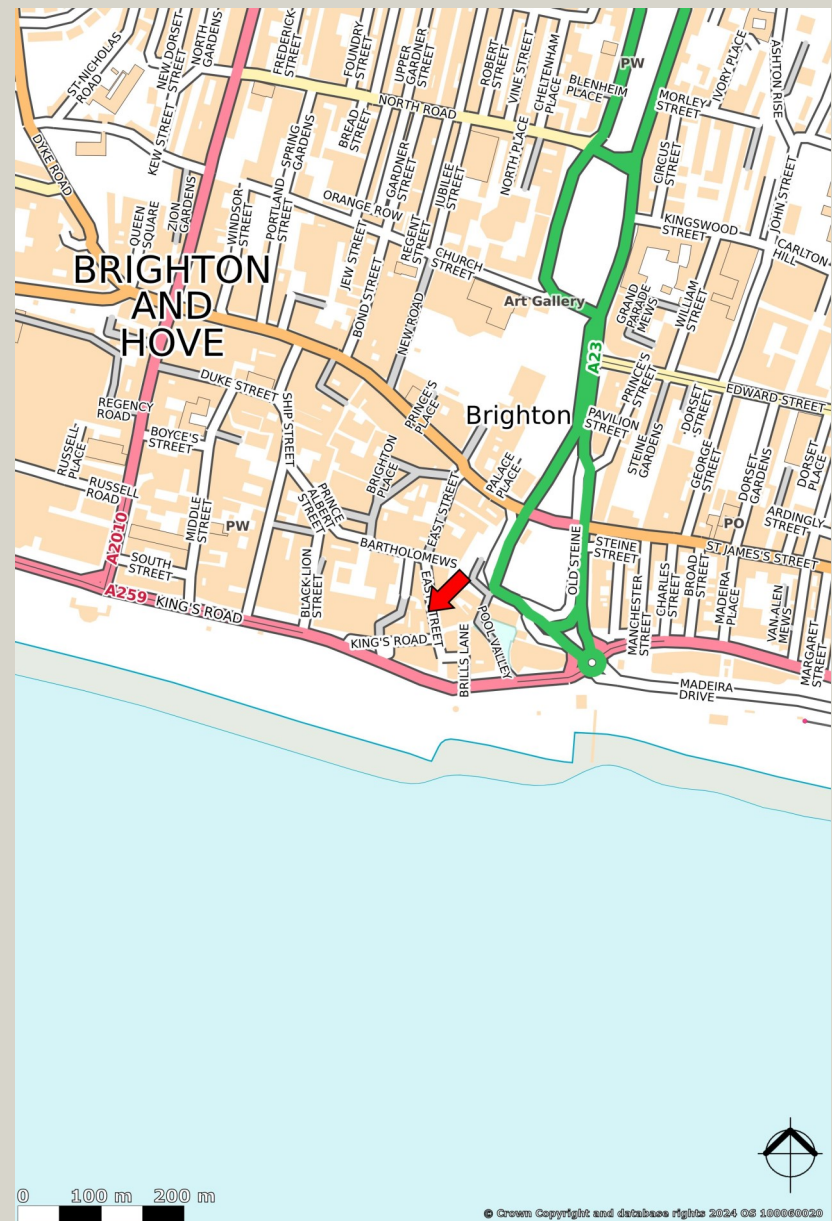
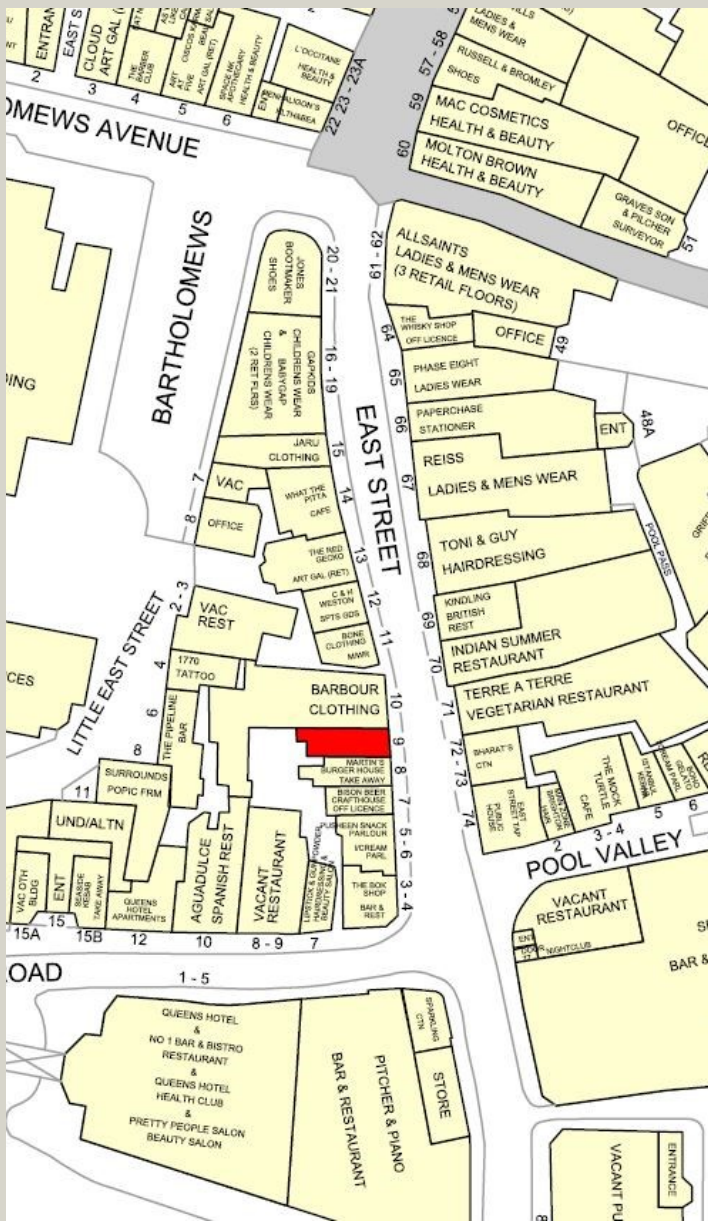


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