



**On the Instructions of Executors  
Prime Freehold Investment Property**

**35 Kensington Gardens  
Brighton, BN1 4AL**

**Investment  
FOR SALE**

**1,027 sq ft  
(95.41 sq m)**

- A rare opportunity to purchase this freehold investment
- Situated in the heart of the North Laine area of Brighton
- One of the premier trading locations within Brighton

# 35 Kensington Gardens, Brighton, BN1 4AL

## Summary

Available Size	1,027 sq ft
Price	Offers in the region of £500,000
Rateable Value	£25,500
Legal Fees	Each party to bear their own costs
EPC Rating	C (51)

## Description

A rare opportunity to purchase this freehold investment property comprising ground floor sales, together with ancillary space on the first floor and basement storage.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	297	27.59	Available
Ground	505	46.92	Available
1st	225	20.90	Available
<b>Total</b>	<b>1,027</b>	<b>95.41</b>	

## Location

Situated in the heart of the North Laine area of Brighton within a pedestrianised commercial thoroughfare and being one of the premier trading locations within Brighton. Renowned for its quirky and specialist retailers, cafes, restaurant and bars, this area benefits from high footfall at all times of the year but is enhanced over the weekends and holiday seasons by locals and tourists.

## Tenant Details

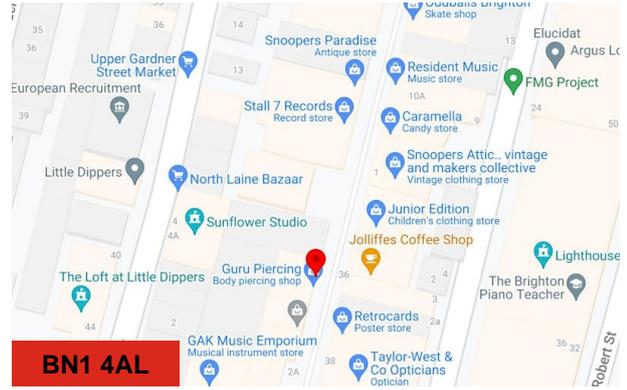
Tenant - Gino Fox & Judith Fox

Lease – Full repairing and insuring lease for a term of 5 years from 1 May 2020 expiring on 30 April 2025.

Rent - £27,000 per annum exclusive

## Terms

Offers are invited in the region of £500,000 for the freehold interest of the property (subject to existing tenancy).



## Viewing & Further Information



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