



38 LONGRIDGE AVENUE
SALTDEAN, BN2 8LJ

GUIDE PRICE £250,000
FREEHOLD

****Sold by Auction**** Guide Price £250,000+. A freehold mixed-use investment comprising a 2 x retail units and a 2 bedroom first floor flat. The property is currently producing £27,000pa from two leases. The laundrette are paying £18,250pa on a lease due to expire November 2025 which includes the 2 bedroom flat, which they currently sub-let. The taxi office are currently holding over at a rent of £8,750pa. The property is situated in a popular neighbourhood area and provides the opportunity to increase the future rental income by reconfiguring the leases or redevelopment, subject to the usual consents. For further details please contact the auctioneer. Buyers are advised to review the legal pack prior to bidding.

**Nicholas
James**
SALES LETTINGS AUCTIONS







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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