



**FOR SALE**

Ground floor  
49-50 Providence Place, Brighton, East Sussex BN1 4GE



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### Key Features

- Let on 15-year term dated 21st September 2020
- £20,000 income per annum
- Situated just off London Road, 0.75 miles from the seafront
- Occupiers close by include Costa Coffee, Santander, Sainsbury's & McDonalds and London Road multi storey car park
- 350 metres from Brighton Rail Station
- Offers invited in the region of £295,000





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### Location & Accommodation

The property forms part of the ground floor of a recently constructed mixed use building on Providence Place with commercial uses to the ground floor and 9 residential units to 2 upper floors. Providence Place runs parallel to the eastern side of the A23 London Road – the main north to south access road into Brighton city centre and a significant retail and commercial area.

The property has recently been constructed and forms a self contained corner ground floor unit with a full height glazed frontage.

We have measured the existing accommodation to have the following approximate net internal floor areas: Total size 52.30 sq m (563 sq ft)

### EPC

We understand the property to have an EPC rating of C (65).

### Lease

The property is let by way of a 15-year equivalent FRI lease without a break from 21.09.2020 at a current rent of £20,000 pa.

There is an upward only rent review every 5 years..



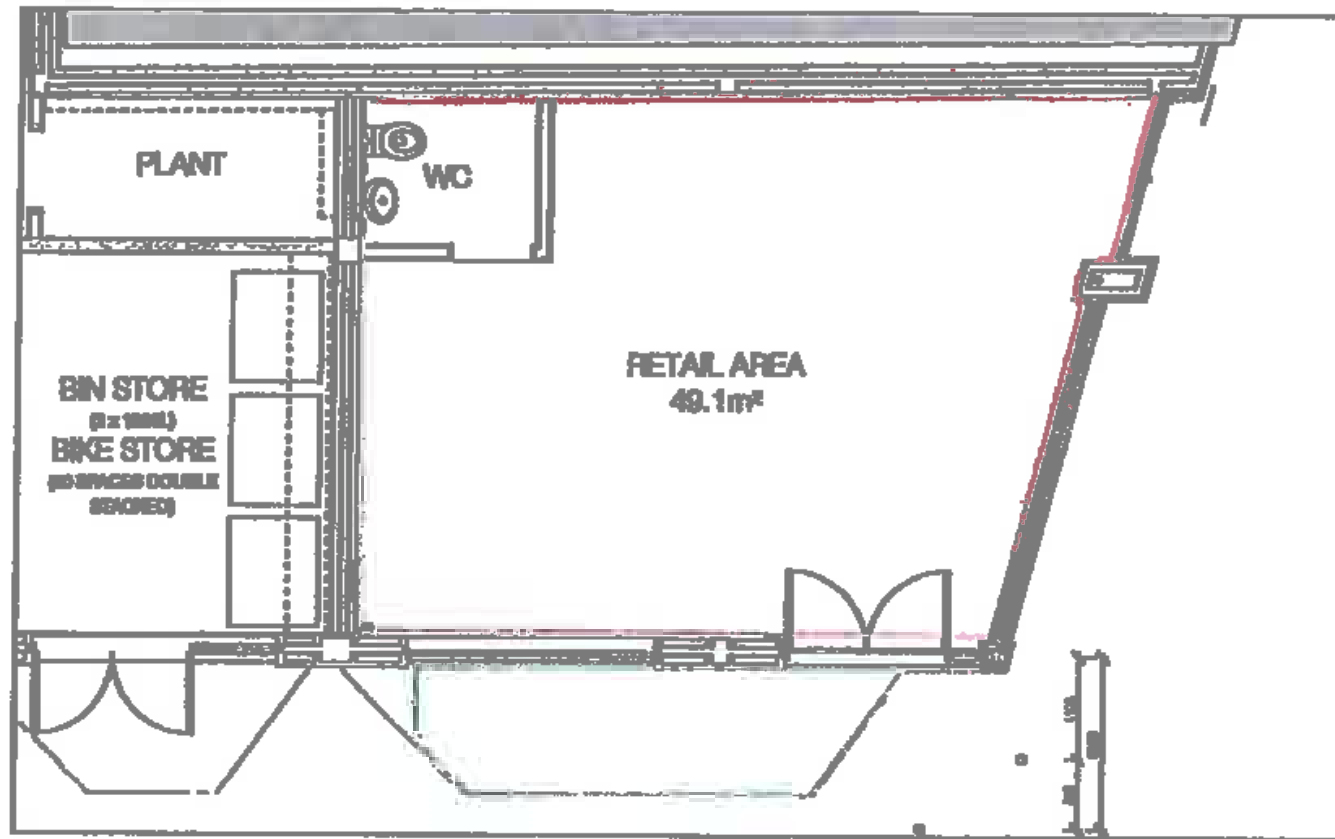


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FLOOR PLAN For identification purposes only

Ground Floor  
1:100



Ground Floor



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## Tenure

Long leasehold for a term of 999 years.

## Terms

The long leasehold interest is offered for sale with offers invited in the region of £295,000.

## VAT

Rents and prices are quoted exclusive of VAT. We are informed that the property is VAT registered.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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September 2021

