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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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RARELY AVAILABLE IN BRIGHTON'S NORTH LAINE FREEHOLD INVESTMENT PROPERTY



10 GARDNER STREET, BRIGHTON, BN1 1UP

Situated in the popular North Laine retail thoroughfare and offering a rare opportunity to acquire a freehold investment property in this highly desirable central location. The property is situated in a high footfall location fronting Gardner Street, a shopping destination for both tourists and locals alike. Positioned amongst an eclectic mix of vibrant retailers, restaurants and businesses. There is potential to extend at the rear of the building overlooking Orange Row, subject to any necessary consents (see location plan attached). The premises briefly comprise:

Frontage 15'9 (4.8m)

Ground Floor	in all	254 ft ² / 23m ²
Basement	in all	241 ft ² / 23m ²
First Floor	1 room, 1 shower/WC	
Second Floor	2 rooms	
Rear Yard	with access to Orange Row	

Tenancy: The entire building is let on a full repairing & insuring lease for a term of 10 years from 21 August 2012 at a rental of £21,500 per annum exclusive, paid quarterly in advance, without further rent review.

All measurements are approximate
Rateable Value: £18,500

services and amenities not tested
EPC applied for

OFFERS are invited in the region of £450,000 for the FREEHOLD interest

Viewing by strict appointment with SOLE SELLING AGENT, **GRAVES SON & PILCHER**