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

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POPULAR FIVEWAYS AREA - BRIGHTON FREEHOLD INVESTMENT PROPERTY FOR SALE



**255 DITCHLING ROAD
BRIGHTON BN1 6JH**

Situated in a prominent shopping parade on Ditchling Road, a main road location close to Fiveways with well served bus routes into the city centre.

The ground floor benefits from an A5 Hot Food Takeaway use with forecourt and rear garden. The upper parts are currently arranged as a self-contained one bedroom flat.

The premises briefly comprise:

**Fascia Frontage 17' (5.18 m)
Forecourt depth 15'4 (4.67 m)**

Ground Floor A5 Takeaway Unit

sales area **340 ft²** (31.58 m²); kitchen & storage **170 ft²** (15.79 m²)
In all **510 ft²** (47.38 m²)
garden area

First Floor s/c 1 Bedroom Flat

bedroom, lounge, bathroom/WC, kitchen

Tenancy: The entire building is let to Mr V Ismalov and Mr H Coskun on a full repairing and insuring lease for a term of 15 years from 28 July 2015 at a commencing rental of £17,500 pa ex with upward only rent reviews at 5 yearly intervals (next review 28 July 2020). There is a concession personal to the current tenant - a rent reduction to £15,500 pa ex until the next review in 2020.

NB: Present ITZA is 345.5 ft² including tenant's improvements. The landlord's chargeable ITZA is 371 ft² before tenant's improvements but with no self-contained access to the flat.

Shop: Rateable Value £10,000
EPC Rating – applied for

Flat: Council Tax Band A
EPC Rating – applied for

Amenities & services not tested
All measurements are approximate

OFFERS are invited in the region of
£350,000 for the **FREEHOLD INTEREST**

Viewing by appointment with selling agent Graves Son & Pilcher LLP

