

# FREEHOLD INVESTMENT PROPERTY

# FOR SALE



**5 KINGS PARADE, DITCHLING ROAD**

**BRIGHTON BN1 6JT**



01273 321 123

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## Location

Situated within the popular Kings Parade on Ditchling Road, Brighton and close to Fiveways. The premises serves the densely populated residential area that surrounds and is located on one of the main roads leading into and out of the city centre. Local traders include Flour Pot Bakery, The Fiveways Deli, The Co-operative Food and Fiveways Public House.

## Description

A rare opportunity to purchase this freehold mid terrace mixed use property comprising a ground floor retail unit and self-contained one bedroom flat.

		Income
<b>SHOP</b> Ground Floor Sales: 519 ft <sup>2</sup> / 48.2 m <sup>2</sup> Rear Storage Space: 379 ft <sup>2</sup> / 35.2 m <sup>2</sup> Total Floor Area: 898 ft <sup>2</sup> / 83.4 m <sup>2</sup>  Forecourt: Max Depth 12'3 x Max Width 16'3	Let to Quaff 2 Ltd for a term of 10 years from 2 August 2020. Security is provided by way of a main company guarantor and two personal guarantors.	£16,500
<b>FLAT</b> First floor self-contained flat comprising living room, one bedroom, kitchen and bathroom.	Let on a AST at a rent of £825 pcm. Council Tax Band B.	£9,900
<b>Total Annual Income</b>		<b>£26,400</b>

## Terms

Offers are invited in the region of **£500,000** for the freehold interest of the property (subject to existing tenancies). The property is not elected for VAT.

**EPC Rating** Shop: To be assessed Maisonette: D 63

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate



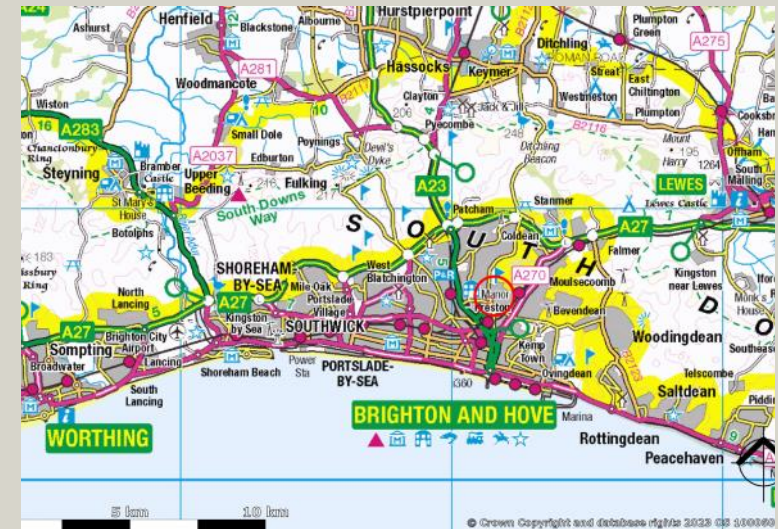
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