

55 WESTERN ROAD
BRIGHTON, BN1 2EB

www.gsp.uk.com
01273 321 123



PRIME FREEHOLD INVESTMENT OPPORTUNITY
LANDMARK BUILDING COMPRISING RETAIL UNIT AND 9 FLATS

FOR SALE



LOCATION

Occupying a prominent corner position in this prime city centre thoroughfare close to Churchill Square. Many multiple retailers surround the property (see location plan overleaf).

PROPERTY DESCRIPTION

Building Frontage to Western Road 20' (6.1 m)

Return Fascia Frontage 49'11 (15.22 m)

Ground Floor Retail Unit width 19'9 (6.02 m)
overall depth 59'5 (18.11 m)
providing a sales area of **1,100 ft²** (102.19 m²).

disabled WC facility

Basement as four areas in all **800 ft²** (74.32 m²)
male & female WC facilities

1st/2nd/3rd Floors 9 self contained flats

TENANCIES

Ground Floor Retail Unit

The premises are LET on a full repairing and insuring lease to Flight Centre (UK) Limited for a term of 15 years from 4 January 2010 at a present rental of £75,000 per annum exclusive with five yearly upward only rent reviews and no breaks.

Flight Centre (UK) Limited accounts reveal: Turnover shown for the Y/E 30.6.2015 £227m and a net worth of £64.76m

First, Second & Third Floors

There are 6 one bedroom and 3 studio flats all of which are let on Assured Shorthold Tenancies (see schedule of tenancies overleaf) which produce a total income of £69,780 per annum exclusive. The flats are held on 9 individual 125 year leases, each from 12 July 2006 until 6 December 2131.



Schedule of Residential Tenancies

Flat	Tenancy Agreement	Present Rent (PCM)
1	Held on an Assured Shorthold Tenancy for 6 months from 21/01/15	£635.00
2	Held on an Assured Shorthold Tenancy for 6 months from 20/02/16	£680.00
3	Held on an Assured Shorthold Tenancy for 6 months from 23/02/16	£740.00
4	Held on an Assured Shorthold Tenancy for 6 months from 13/02/16	£680.00
5	Held on an Assured Shorthold Tenancy for 6 months from 19/02/14	£595.00
6	Held on an Assured Shorthold Tenancy for 12 months from 23/10/14	£650.00
7	Held on an Assured Shorthold Tenancy for 6 months from 13/12/14	£650.00
8	Held on an Assured Shorthold Tenancy for 6 months from 13/10/10	£535.00
9	Held on an Assured Shorthold Tenancy for 6 months from 17/07/15	£650.00
Total rent per annum		£69,780.00

Energy Performance Certificates are available for the residential units upon request.

TOTAL OVERALL RENTAL INCOME: £144,780.00


Rateable Value: £62,500 (retail unit)

Services and amenities not tested
All measurements are approximate

Offers are invited in the region of **£2.25 million (plus VAT)** for the freehold interest of the existing building (to include the long leasehold interests).

NB. The freehold interest is registered for VAT

Viewing by appointment with joint sole agent, **Graves Son & Pilcher LLP 01273 321 123**
Contact **Stephen Owen so@gsp.uk.com** or **Simon Thetford st@gsp.uk.com**

Energy Performance Certificate 
Non-Domestic Building

Coffee Republic Plc
55 Western Road
BRIGHTON
BN1 2EB

Certificate Reference Number:
0150-0639-9339-4495-2002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

95 This is how energy efficient the building is.

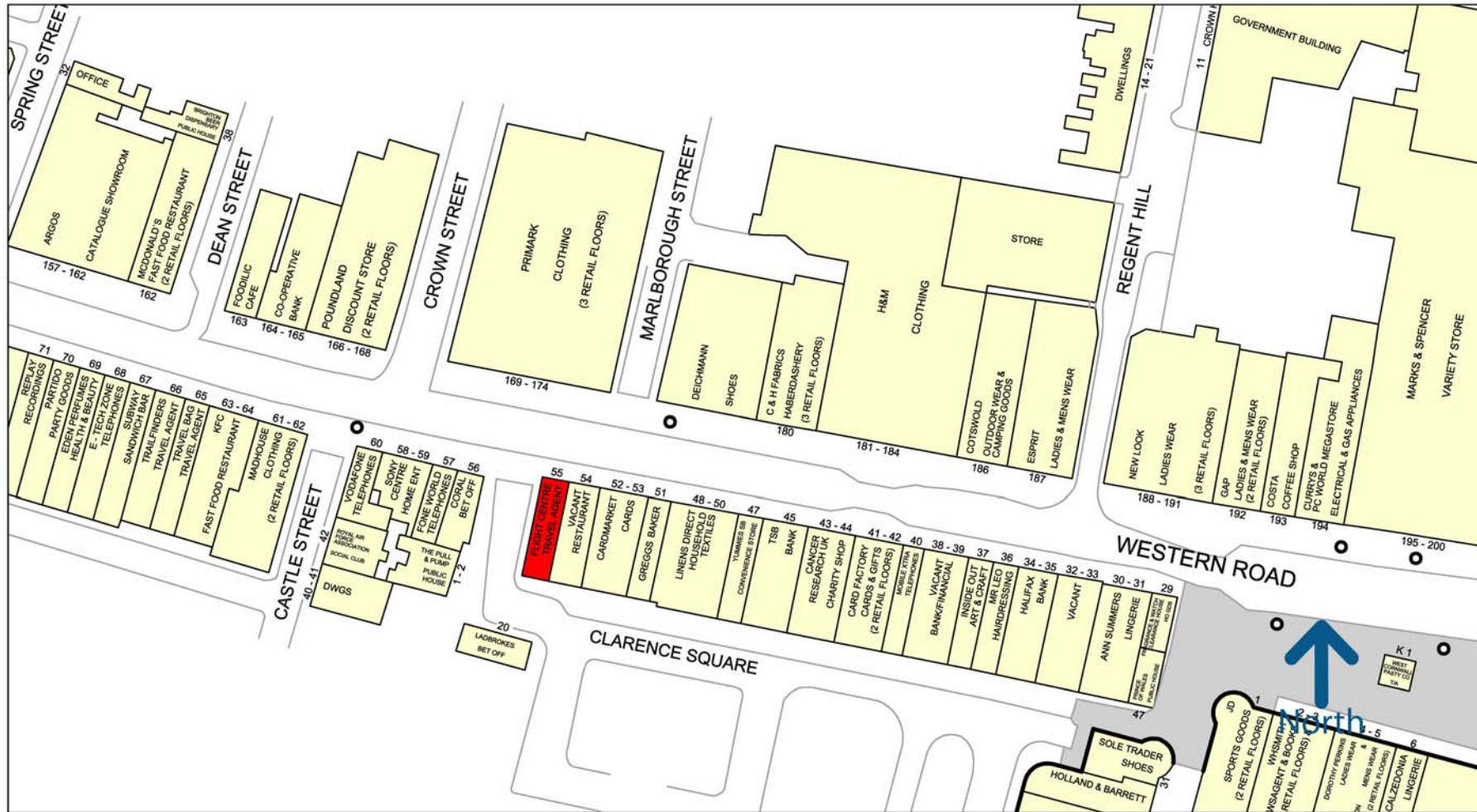
Technical information **Benchmarks**

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 213
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 104.79

Buildings similar to this one could have ratings as follows:
27 If newly built
73 If typical of the existing stock

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50 metres



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