



On the Instructions of Executors

Prime Freehold Investment Property

**6 Little East Street
Brighton, BN1 1HT**

Investment

FOR SALE

**1,107 sq ft
(102.84 sq m)**

- Four storey Grade II listed freehold investment property
- Just off the seafront and A259 coast road

6 Little East Street, Brighton, BN1 1HT

Summary

Available Size	1,107 sq ft
Price	Offers in the region of £350,000
Rateable Value	£16,250
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)

Description

A rare opportunity to purchase this four storey Grade II listed freehold investment property, currently trading as 'Pipeline', a live music venue.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	141	13.10
Ground	522	48.50
1st	365	33.91
2nd	79	7.34
Total	1,107	102.85

Location

Situated within the heart of the city of Brighton, just off the seafront and the A259 coast road, behind East Street and close to Bartholomews Square.

Tenant Details

Tenant – The Pipeline Entertainment Ltd

Lease - A full repairing and insuring lease for a term of 16 years from 27 March 2008, expiring 26 March 2024.

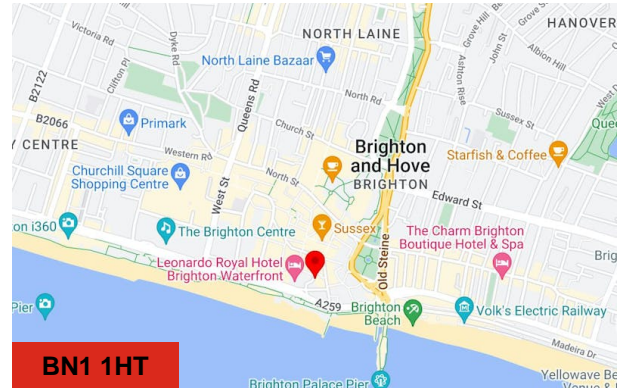
Rent – £24,000 per annum exclusive

Terms

Offers are invited in the region of £350,000 for the freehold interest of the property (subject to existing tenancy).

Asset of Community Value

Please note, the property is listed as an Asset of Community Value.



Viewing & Further Information



James Haywood

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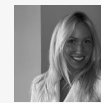
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