



## **Freehold Mixed Use Investment For Sale – Income Producing / Fully Occupied**

**7 Lewes Road  
Brighton, BN2 3HP**

**Investment, Retail**

**FOR SALE**

**489 sq ft  
(45.43 sq m)**

- Located in a prime position
- Mixed Use Building comprising Class E shop and 2 x 1-bed flats
- Freehold Investment
- Currently producing £37,200 per annum exclusive

# 7 Lewes Road, Brighton, BN2 3HP

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 489 sq ft                          |
| Price          | Offers in the region of £449,000   |
| Rateable Value | £12,750                            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

A rare opportunity to purchase an income producing freehold investment property in a central and vibrant location. The property is configured over basement, ground and first floors comprising a shop and 2 x 1 bed flats. The combination of its prime location and current income stream makes this property an appealing investment opportunity, offering both immediate returns and long-term growth potential in Brighton's thriving rental market.

## Accommodation

The accommodation comprises the following areas:

| Name                       | sq ft      | sq m         |
|----------------------------|------------|--------------|
| Ground - Shop - Sales Area | 322        | 29.91        |
| Ground - Rear - Storage    | 167        | 15.51        |
| <b>Total</b>               | <b>489</b> | <b>45.42</b> |

## Location

The property occupies a prominent position along Lewes Road, with nearby occupiers including Kamsons Pharmacy, Premier Convenience Store, St Martins Church and School, The Lewes Road Inn Pub, Subway, Betfred, and Co Op. There is also a range of other quirky independent retailers, cafes, restaurants, and bars nearby that benefit from being located in a high footfall area. Brighton Train Station is approximately 0.6 miles away which provides regular services to London and other areas in Sussex.

## Terms

Offers are invited in the region of £449,000 for the freehold interest of the property (subject to existing tenancies).

## Tenancy Information

Shop and First Floor Flat – Let on a full repairing and insuring lease for a term of 16 years dated 22 December 2021 with a current passing rent of £24,000 per annum exclusive. Rent reviews are at every fifth anniversary of the lease term. There are no break clauses and the lease is contracted inside the Landlord and Tenant Act 1954.

Basement Flat (7a) – Let on an AST from 1st September 2024 for a period of 12 months at a rent of £1,100 pcm, inclusive of bills.

The total annual income for the building is £37,200.

## Rateable Value and Council Tax

Shop – Rateable Value of £12, 750 from April 2026

Basement Flat – Council Tax Band A

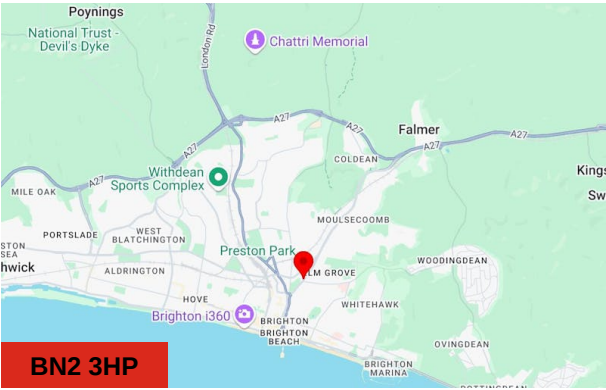
First Floor Flat – TBC

## EPC's

Shop – Applied for

Basement Flat – 60 D

First Floor Flat – 52 E



## Viewing & Further Information

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