



**GRAVES
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For Sale



Mixed Use Freehold Investment For Sale – Fully Let Income Producing

**39 London Road
Brighton, BN1 4JB**

Investment

FOR SALE

**1,708 sq ft
(158.68 sq m)**

- Prominent location on one of Brighton's busiest commercial thoroughfares
- Ground floor commercial accommodation let to Boots Opticians. Upper floor HMO accommodation providing additional residential income
- Diversified income stream totalling £55,400 per annum
- Potential for future rental growth through rent review provisions within the commercial lease

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Summary

Available Size	1,708 sq ft
Price	£700,000
Rateable Value	£20,250
VAT	Not applicable. The property is not elected for VAT, VAT will not be charged on the purchase price
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

A rare opportunity to purchase a fully let income producing freehold investment situated in a prominent position on Brighton's established London Road. The property is configured over three floors, and comprises a ground floor retail unit with glazed frontage and HMO student accommodation above. The property generates a combined rental income of £55,400 per annum, and offers a diversified and income producing investment within a highly accessible city centre location.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Retail	888	82.50
1st Floor	354	32.89
2nd Floor	466	43.29
Total	1,708	158.68

Location

The property occupies a prominent position on London Road, a well-established retail thoroughfare in Brighton. The area benefits from a strong mix of national and regional occupiers, including The Gym Group, PureGym, Co-op, Nando's, Costa Coffee, Starbucks, Coffee#1, McDonald's and Taco Bell. London Road serves a densely populated residential and student catchment, generating strong levels of footfall throughout the day and evening. The location is firmly established as a key commercial destination within the city, benefiting from excellent public transport links. Brighton Railway Station is situated approximately 0.5 miles to the south, providing regular services to London, Gatwick Airport and destinations across Sussex. The property also benefits from convenient access to the city centre and the wider Brighton & Hove conurbation.

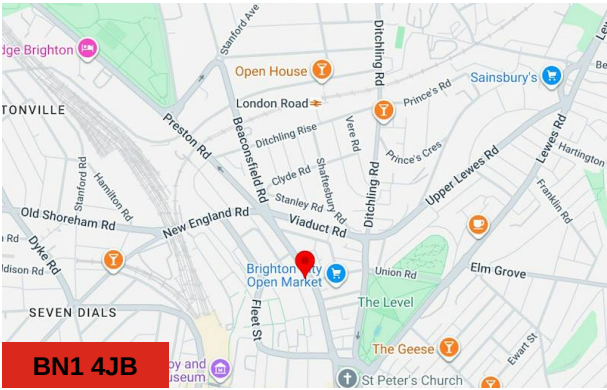
Tenancy Information - Commercial Accommodation

Tenant: Om Optical Limited (trading as Boots Opticians)
Lease Term: 20 year lease from 5 October 2018, expiring in October 2038, subject to tenant break options every fifth year.
Current Rent: £23,000 per annum exclusive.
Rent Reviews: Five-yearly upward only open market rent reviews.

Tenancy Information - Residential Accommodation

The upper floors are arranged as HMO accommodation and currently generate a rental income of £32,400 per annum.

Leases and tenancy agreements are available upon request.



Viewing & Further Information

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