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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

# FREEHOLD INVESTMENT PROPERTY

## RETAIL & 4 FLATS (LET on ASTs)

### Present income £45,600 per annum • FOR SALE



**VERNON HOUSE**  
**24 WARREN ROAD, WOODINGDEAN**  
**BRIGHTON, BN2 6BB**

Situated in a prominent position on a busy arterial route, close to an extensive parade of local shops and a busy Tesco Esso Express service area. Frequent bus services serve this location, and Woodingdean Library, the Nuffield Hospital, Downs View School and Woodingdean Primary School are in the vicinity. The premises have a frontage to Warren Road and Vernon Avenue.

The accommodation and tenancies are arranged as follows:

<b>Ground floor</b>	RETAIL	arranged as two shop units ( <b>236 ft<sup>2</sup></b> / 21.92 m <sup>2</sup> and <b>198 ft<sup>2</sup></b> / 18.39 m <sup>2</sup> ) The tenant is holding over under the terms of a six year lease from 1 June 2011 at a current rental of <b>£6,000 pa ex</b> . The lease is within the 1954 Landlord & Tenant Act. The tenant has indicated they would like a new lease.
	GARAGE	<b>310 ft<sup>2</sup></b> / 28 m <sup>2</sup> – shared us between residential tenants
<b>1st Floor</b>	FLAT 1	LET on AST at present rental of <b>£8,700 pa</b> (since 2 May 2017) 1 bedroom, living room, kitchen, bathroom/WC. EPC: D Council Tax: A
	FLAT 2	LET on AST at present rental of <b>£10,800 pa</b> (since 5 July 2019) 2 bedrooms, living room, kitchen, bathroom/WC - EPC: D Council Tax: A
<b>2nd Floor</b>	FLAT 3	LET on AST at present rental of <b>£9,000 pa</b> (since 16 August 2017) 1 bedroom, living room, kitchen, bathroom/WC - EPC: D Council Tax: A
	FLAT 4	LET on AST at present rental of <b>£11,100 pa</b> (since 29 December 2015) 2 bedrooms, living room, kitchen, bathroom/WC - EPC: F Council Tax: A
		<b>TOTAL PRESENT RENTAL INCOME: £45,600 per annum</b>

measurements are approximate

amenities and services not tested

**OFFERS are invited in the region of £750,000 for the FREEHOLD INTEREST**

In accordance with Section 21 Estate Agents Act 1979, we hereby declare a Partner of this firm has a personal interest in this property.

Viewing by strict appointment with SOLE AGENT, **GRAVES SON & PILCHER LLP**

