



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

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.

POPULAR KEMP TOWN AREA FREEHOLD INVESTMENT PROPERTY comprising shop + 2 bed maisonette FOR SALE



93/93A ST GEORGE'S ROAD, KEMP TOWN, BRIGHTON BN2 1EE

Situated on St George's Road in the popular Kemp Town area which has numerous restaurants, bars and retailers close by. The premises are located between the Royal Sussex County Hospital to the north and the seafront to the south. (see location plan attached). The property comprises a two bedroom maisonette and a ground floor and basement commercial unit. The property briefly comprises:

Ground Floor Shop

max width **11'** (3.3m) narrowing at rear to **8'3** (2.5m)
overall depth **21'9** (6.6m), providing a sales area of **204 ft²** (18.95m²)

Basement

storage in all **253ft²** (23.5m²)

Tenancy: The shop is let to A J Hemblade for a term of 5 years from June 2015 at a rental of £8,000 per annum, exclusive, subject to a Photographic Schedule of Condition.

Self-contained entrance from St George's Road leading to:

Maisonette

2 bedrooms, kitchen, living room, bathroom/WC

Tenancy: Let on AST at a rental figure of £850 pcm

Total rental income £18,200 pa ex

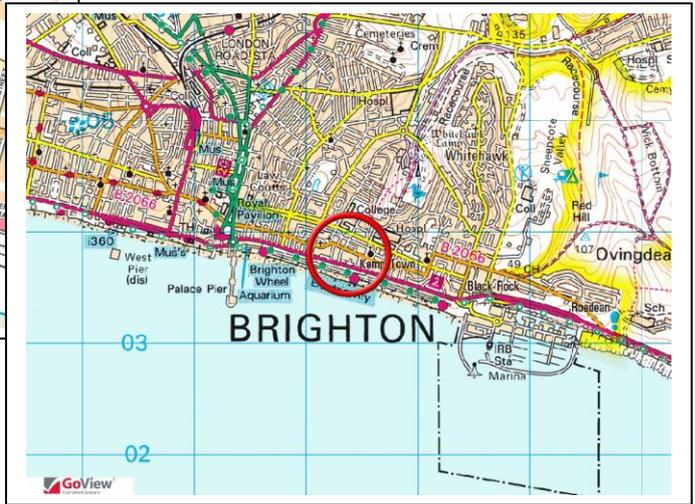
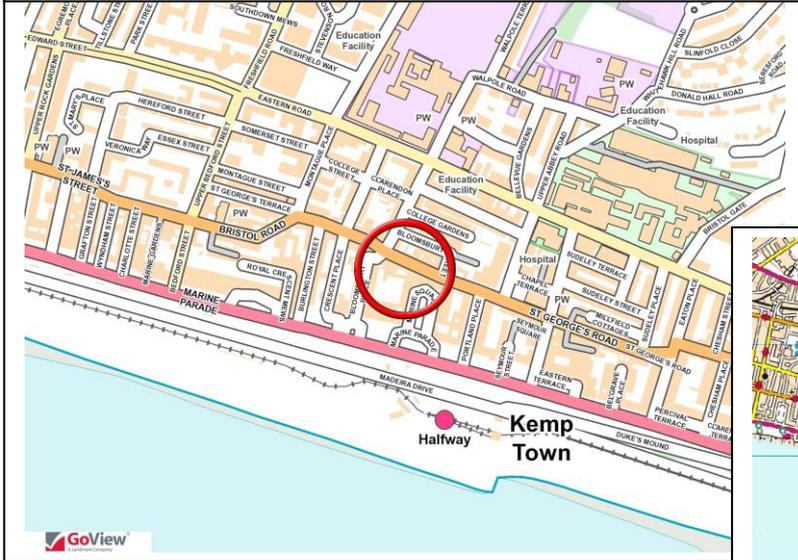
Shop: Rateable Value £5,700
EPC Rating E

Maisonette: Council Tax Band A
EPC Rating D

Amenities & services not tested
All measurements are approximate

OFFERS for the FREEHOLD INTEREST are invited in the region of £300,000

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



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.

