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

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# FREEHOLD INVESTMENT FOR SALE SHOP & MAISONETTE PROMINENT MAIN ROAD LOCATION



**52 HIGH STREET  
ROTTINGDEAN BN2 7HF**

Situated in the historic seaside village of Rottingdean at the junction with the main A259 Coast Road, approximately 4 miles east of Brighton city centre (see location plan attached).

The premises briefly comprise:

<b>Ground Floor Shop</b>	width <b>13'11</b> (4.24m) narrowing at rear, depth <b>29'</b> (8.83m) providing a sales area of <b>332ft<sup>2</sup></b> (30.8m <sup>2</sup> ), outside WC
<b>S/C Maisonette</b>	accessed from High Street
<b>First Floor</b>	1 room, kitchen, bathroom & WC
<b>Second Floor</b>	3 rooms

All measurements are approximate

Services not tested

Rateable Value: £7,300 / Residential Council Tax Band B

EPCs applied for

**Tenancies:**

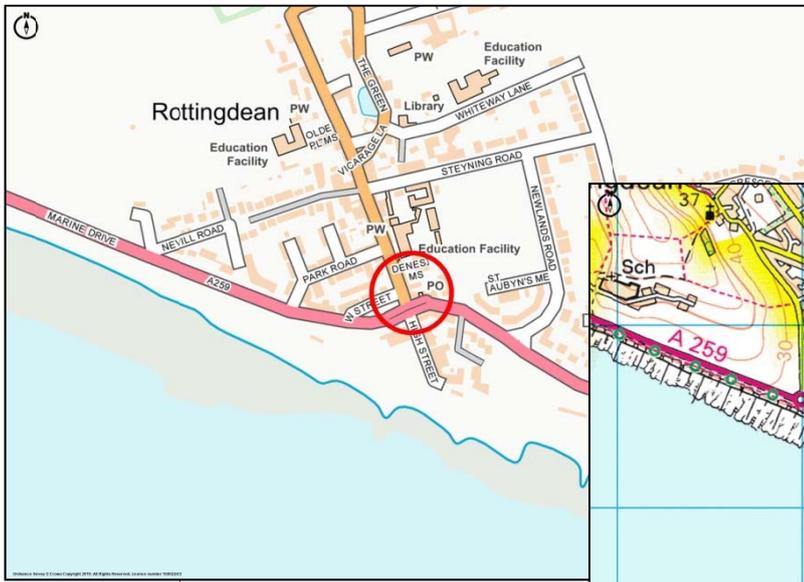
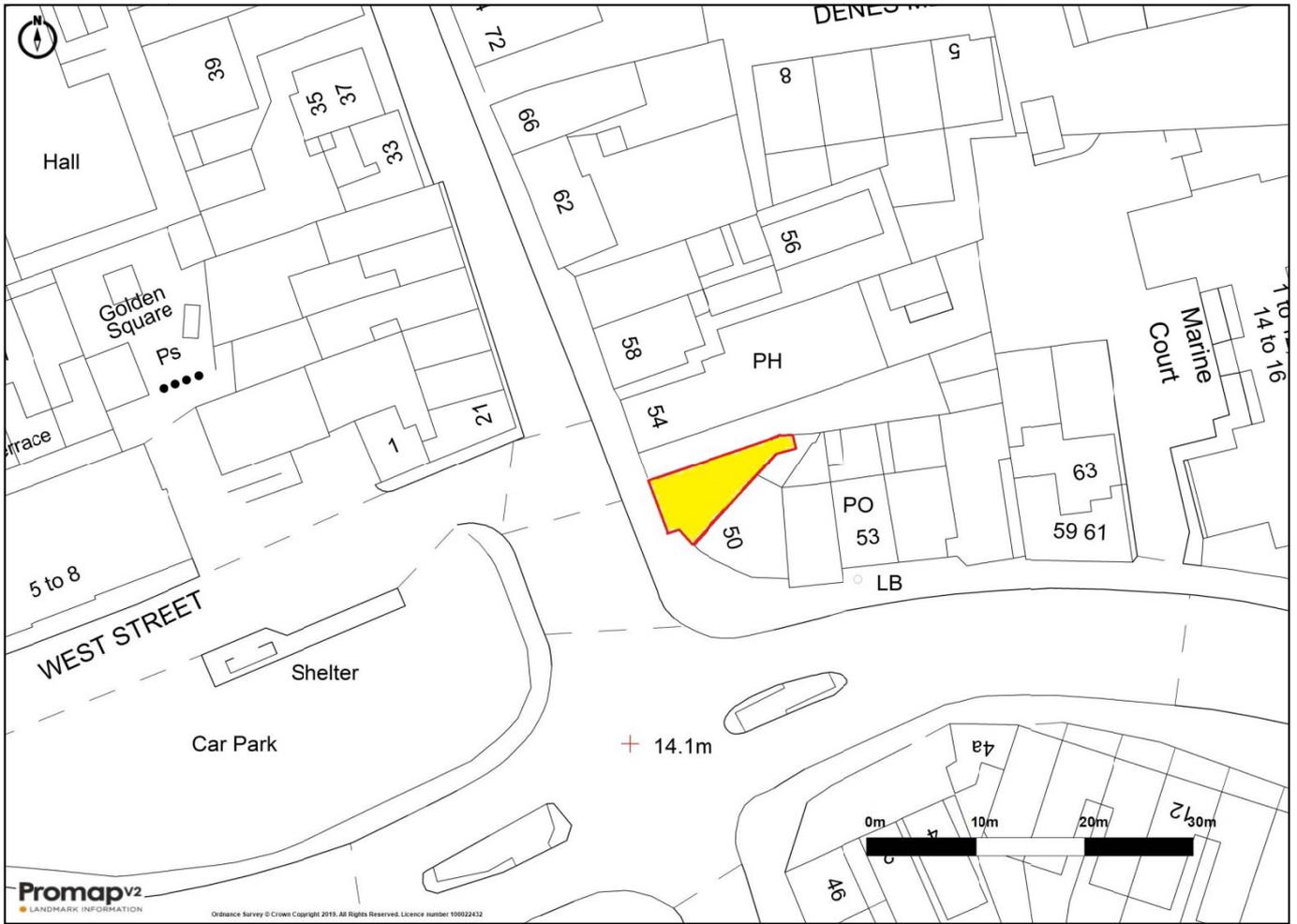
*Ground Floor Retail: held on a full repairing and insuring lease for a term of 9 years from 26/2/2019 with upward only rent reviews at the expiry of the 3rd and 6th years. The current passing rent is £10,000 pa ex payable quarterly in advance.*

*Maisonette: held on an AST dated 16/1/2019 at a current rent of £850 pcm.*

**TOTAL PRESENT RENTAL INCOME: £20,200 pa**

**Offers are invited in the region of £350,000  
for the FREEHOLD interest**

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



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