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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 £45,900 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:

Ground floor	RETAIL	arranged as two shop units (236 ft ² / 21.92 m ² and 198 ft ² / 18.39 m ²) The tenant is holding over under the terms of a six year lease from 1 June 2011 at a current rental of £6,000 pa ex. The lease is within the 1954 Landlord & Tenant Act. The tenant has indicated they would like a new lease.
	GARAGE	310 ft² / 28 m² – shared use between residential tenants
1st Floor	FLAT 1	LET on AST from 25 May 2017 at present rental of £8,700 pa 1 bedroom, living room, kitchen, bathroom/WC. EPC: D Council Tax: A
	FLAT 2	LET on AST from 19 May 2017 at present rental £11,100 pa 2 bedrooms, living room, kitchen, bathroom/WC - EPC: D Council Tax: A
2nd Floor	FLAT 3	LET on AST from 16 August 2017 at present rental of £9,000 pa 1 bedroom, living room, kitchen, bathroom/WC - EPC: D Council Tax: A
	FLAT 4	LET on AST from 25 May 2015 at present rental of £11,100 pa 2 bedrooms, living room, kitchen, bathroom/WC - EPC: F Council Tax: A
		TOTAL PRESENT RENTAL INCOME: £45,900 per annum

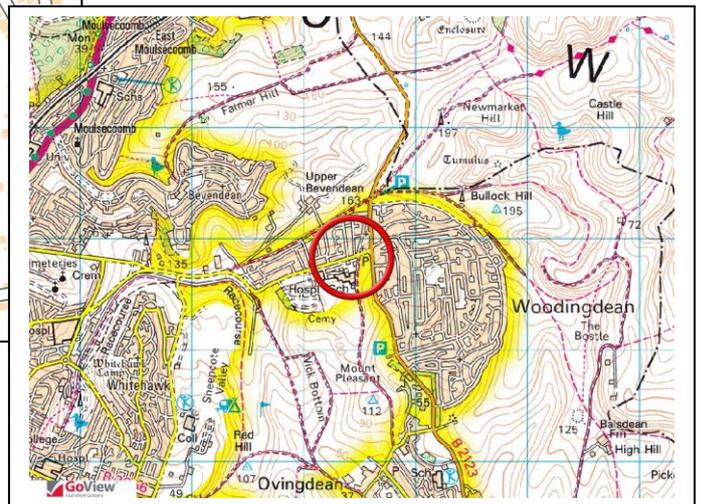
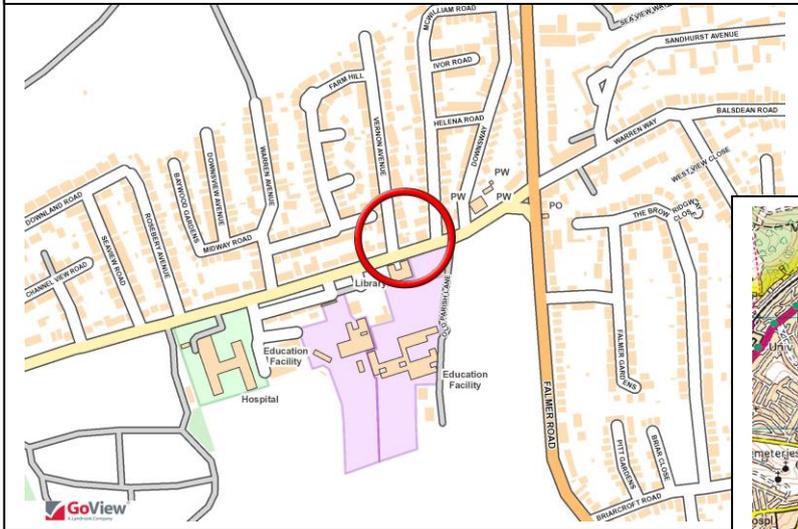
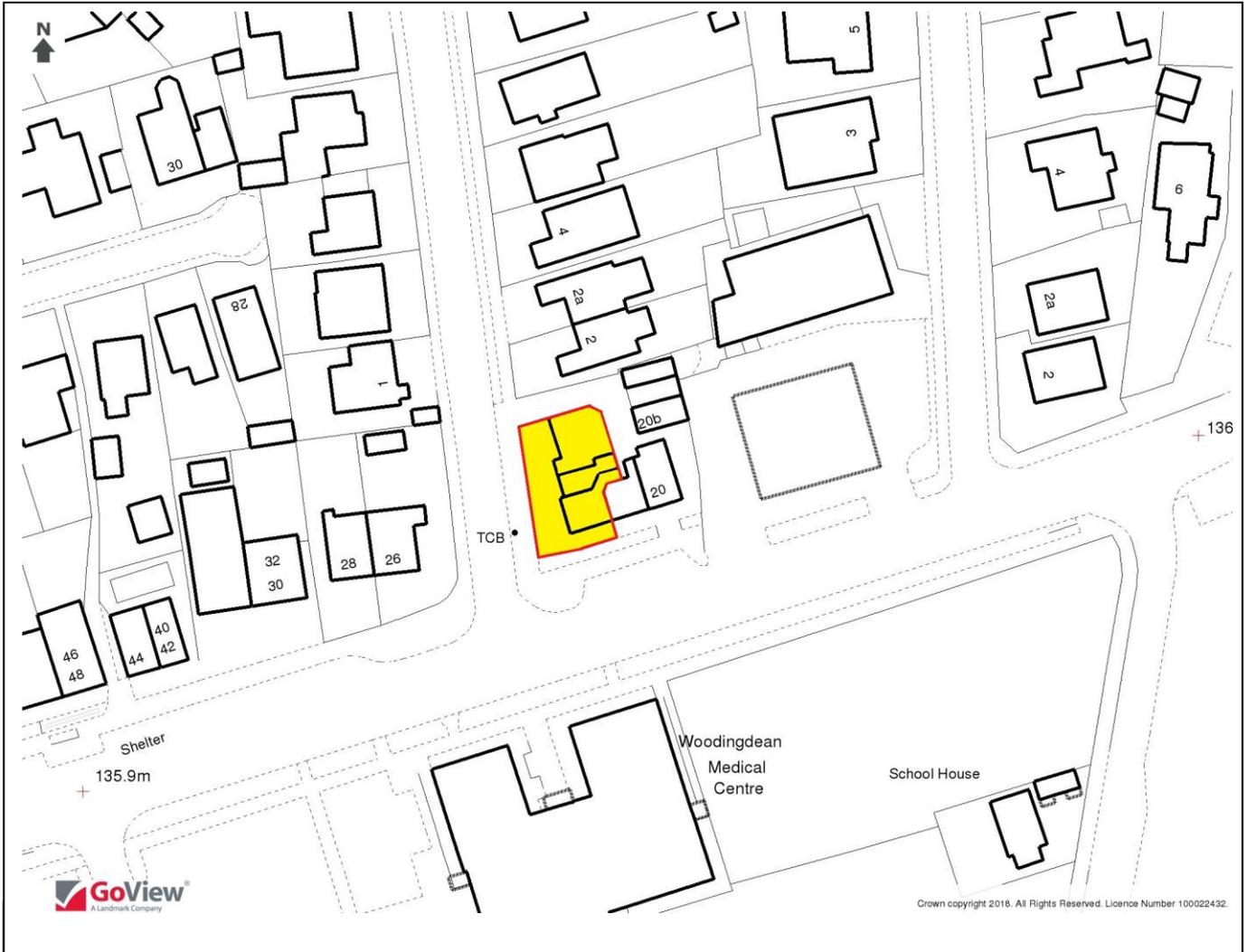
measurements are approximate

amenities and services not tested

OFFERS are invited in the region of £850,000 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**



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