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

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BUSY BRIGHTON THOROUGHFARE FREEHOLD INVESTMENT PROPERTY

Income from October 2015 £26,250 pa ex

FOR SALE



50 NORFOLK SQUARE, BRIGHTON

A five storey south facing building situated on this busy commercial thoroughfare. The property is in a location well served by the local bus network providing an important link to the city centre from Hove and beyond (see location plan attached).

50 NORFOLK SQUARE, BRIGHTON

The property briefly comprises:

Building Frontage 17'7 (5.36m)

| | | |
|--------------------------------|--|--|
| Ground Floor Restaurant | width 11'9 (3.58 m) depth 31'9 (9.68 m) kitchen | 399 ft² (37.07 m ²) 74 ft² (6.87 m ²) |
| Basement | 1 room [headroom 6'8 (2.03m)] male and female WCs | 346 ft² (32.14 m ²) |

Tenancy: *The restaurant is let on a full repairing and insuring basis for a term of 10 years from 24 June 2013 to Ms J Perry and Mr M Pleavin guaranteed by Ms E Pleavin at a rental of £14,500 per annum exclusive and subject to upward only rent reviews at June 2017 and June 2021.*

The self-contained Upper floors are occupied by a language school and are arranged as follows:

| | | |
|--------------------|------------------------|--|
| First Floor | 2 rooms kitchen, WC | in all 402 ft² (37.35 m ²) |
|--------------------|------------------------|--|

Tenancy: *The first floor is let on full repairing and insuring basis for a term commencing 31 October 2014 and expiring 23 June 2022 to Olivet English Language School Limited, guaranteed by Mr Nicholas Carrolchick at commencing rental of £5,500 per annum exclusive and subject to upward only rent review at June 2018. The first year's rent is payable at the discounted rate of 50% of the headline figure, i.e. £2,750 per annum exclusive.*

| | | |
|---------------------|--------------|--|
| Second Floor | 2 rooms | in all 376 ft² (34.93 m ²) |
| Third Floor | 1 room WC | in all 243 ft² (22.57 m ²) |

The second and third floors intercommunicate with the adjoining building at No. 51 Norfolk Square.

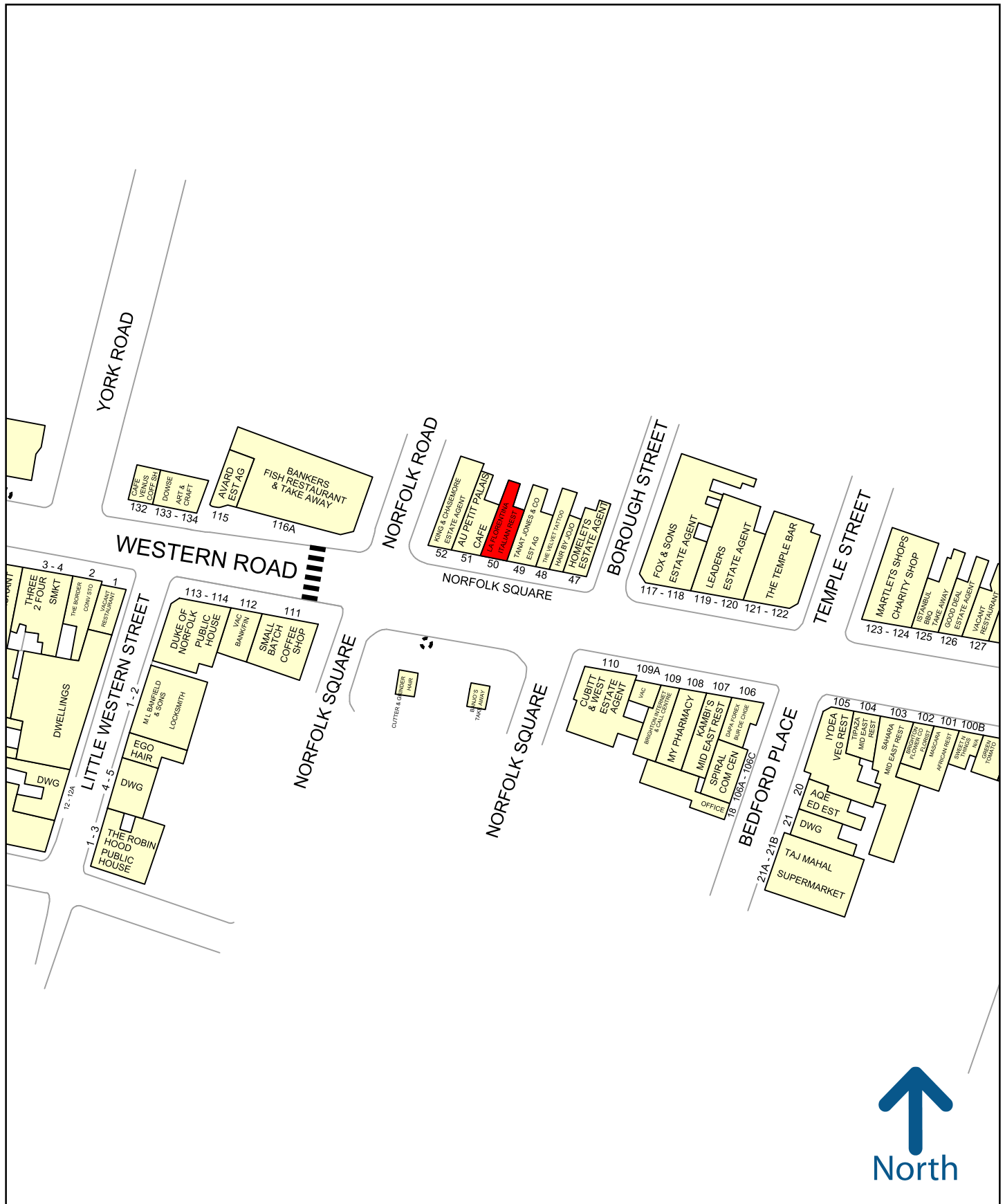
Tenancy: *The second and third floors are let on full repairing and insuring basis for a term expiring 23 June 2022 to Olivet English Language School Limited, guaranteed by Mr Nicholas Carrolchick at phased rental as follows: 24.6.13 to 23.6.15 - £6,000 per annum exclusive, 24.6.15 to 23.6.17 - £6,250 per annum exclusive, 24.6.17 to 23.6.18 - £6,500 per annum exclusive. There is an upward only rent review at June 2018.*

The entire property therefore presently produces a total rental income of **£23,250** per annum exclusive rising in October 2015 to **£26,250** per annum exclusive.

All measurements are approximate

**OFFERS are invited in the region of £450,000 plus VAT
for the FREEHOLD INTEREST**

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



50 metres

Experian Goad Plan Created: 04/12/2014
Created By: Graves Son and Pilcher LLP

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy Performance Certificate

Non-Domestic Building



La Florentina
50 Norfolk Square
BRIGHTON
BN1 2PA

Certificate Reference Number:
0991-2979-4430-5600-1403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

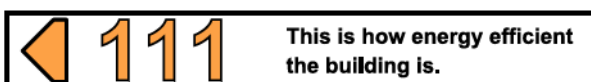
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 87
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 182.42

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built
93 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



1ST FLOOR OFFICE SUITE
50 Norfolk Square
BRIGHTON
BN1 2PA

Certificate Reference Number:
0030-5972-0369-6481-0000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

173 This is how energy efficient the building is.

Less energy efficient

Technical information

| | |
|--|---------------------------------|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 40 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 106.56 |

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

72 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



2ND & 3RD FLOORS
50 Norfolk Square
BRIGHTON
BN1 2PA

Certificate Reference Number:
0290-9046-6830-7700-5523

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 156

This is how energy efficient
the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 93
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 94.43

Benchmarks

Buildings similar to this
one could have ratings as
follows:

31

If newly built

90

If typical of the
existing stock

Green Deal Information

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