



**Freehold Mixed Use Investment For Sale
Income Producing / Fully Occupied**

**9 East Street
Brighton, BN1 1HP**

**Investment
FOR SALE**

**738 sq ft
(68.56 sq m)**

- Freehold Investment
- Located in a prime position
- Mixed Use Building comprising Class E shop and a 2 bedroom flat
- Income producing, approximately £43,700 per annum

9 East Street, Brighton, BN1 1HP

Summary

Available Size	738 sq ft
Price	Offers in the region of £575,000
Rateable Value	£18,500
VAT	Applicable. The building is elected for VAT and this will be added to the asking price.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A rare opportunity to purchase an income producing freehold investment property in a central and vibrant location. The retail unit is configured as open plan with floor to ceiling glass frontage, laminate flooring and pendant lighting. The 2 bedroom self contained flat has secure gated access from Kings Road and is finished to a high standard. The combination of its prime location and current income stream makes this property an appealing investment opportunity, offering both immediate returns and long-term growth potential in Brighton's thriving rental market.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Sales Area	356	33.07
Basement Storage (WC unmeasured)	382	35.49
1st & 2nd Floor Flat (unmeasured) Two double bedrooms, open plan lounge/diner/kitchen, shower room with basin & WC	-	-
Total	738	68.56

Location

The property is situated in a prime position along East Street, nearby to The Lanes, Brighton Palace Pier, The Royal Pavilion and is within walking distance to Churchill Square Shopping Centre. Nearby occupiers include Toni & Guy, Pret, Pizza Express, MAC and Russell & Bromley. There is also a range of other quirky independent retailers, cafes, restaurants, and bars nearby that benefit from being located in a high footfall area.

Tenancy Information

Shop – Let on a commercial lease to a private individual for a term of 10 years from January 2025 with a break clause & rent review at Year 5. The current passing rent is £21,500 + VAT.

Flat – Let to a company on a common law tenancy for 3 years from 24th June 2024 with a break clause at 12 months. £1,850 payable monthly.

The total annual income for the building is £43,700.

Terms

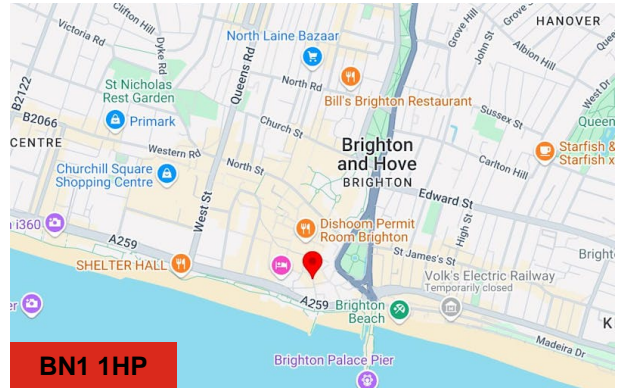
Offers are invited in the region of £575,000 for the freehold interest of the property (subject to existing tenancies).

Business Rates and Council Tax

Shop – Rateable Value of £18,500 / Flat – Council Tax Band B

EPC's

Shop – 55 C / Flat – 66 D



Viewing & Further Information



James Haywood

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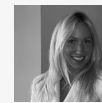
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