



**FREEHOLD INVESTMENT FOR SALE
38/38A BEACONSFIELD ROAD,
BRIGHTON BN1 4QH**

Location

The Property is situated on the eastern side of Beaconsfield Road.

The closest Rail Station is London Road which is approximate 2 minutes' drive away (0.2 miles). While Brighton Railway Station (0.6 miles) and Churchill Square (1.4 miles) is an approximate 14 minutes' drive.

The near by occupiers include Shahi Tandoori, Pookies, Choices Vehicle Rental, The Brazen Arms & On The Wheel

Description

The property comprises of a retail shop on the ground floor and a 1 bed flat on the first floor with separate access. The garden to the rear of the property is split between the retail premises and flat.

Accommodation

Ground floor 422.41 sq ft 52.73 sq m

1st Floor 1 bed flat 645.83 sq ft 60 sq m

all areas are measured to net internal

Tenancies

Ground floor retail premises let on an effective full repairing and nsuring lease for a term of 15 years from 20th January 2023 with rent reviews every 3rd anniversary at a rent of £10,200 pax.

First floor flat is let by way of an AST at a rental of £1,250 per month.





Business Rates

Rateable Value: £8,000

UBR 49.9p (April 2023/24). Small Business Rates Relief may apply.

Council tax - Band A

EPC

Ground floor shop

Certificate No: 0510-1636-0526-1657-7889

The energy efficiency rating for the property is C 68

A full copy of the EPC can be viewed at:
www.ndepcregister.com

First floor flat

Certificate No: 1000-1648-2822-2202-0323

The energy efficiency rating for the property is D 63

Viewing & further info

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Price

Offers in the region of £450,000.

VAT

We have been informed that VAT is not chargeable.

Legal Costs

Each party to be responsible for their own legal costs.