

FREEHOLD INVESTMENT PROPERTY

FOR SALE



93 ST GEORGE'S ROAD, KEMP TOWN

BRIGHTON BN2 1EE



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of Kemp Town, Brighton on St George's Road and close to a number of restaurants, bars and commercial occupiers. Royal Sussex County Hospital and Brighton College are to the north and Brighton seafront is within walking distance to the south.

Description

A rare opportunity to purchase this freehold mixed use property comprising of a ground and lower ground floor retail unit with rear yard and outside wc facility, and first and second floor one bedroom self-contained maisonette.

		Income
SHOP Ground Floor 204 ft ² / 18.9 m ² Lower Ground Floor 253 ft ² / 23.5 m ² Total Floor Area: 457 ft ² / 42.4 m ²	Let to Koop Projects Limited for a term of 5 Years from 3 Aug 2021. There is a tenant only break clause at 3 Aug 2024. Security is provided by way of a personal guarantor and 3 months' rent deposit.	£12,000
MAISONETTE First and Second floor self-contained flat comprising living room, one bedroom, kitchen and bathroom	Let on an AST at £1,350 pcm. Council Tax Band A.	£16,200
Total Annual Income		£28,200

Terms

Offers are invited in the region of **£375,000** for the freehold interest of the property (subject to existing tenancies). The property is not elected for VAT.

EPC Rating Shop: E-115 Maisonette: C-71

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate

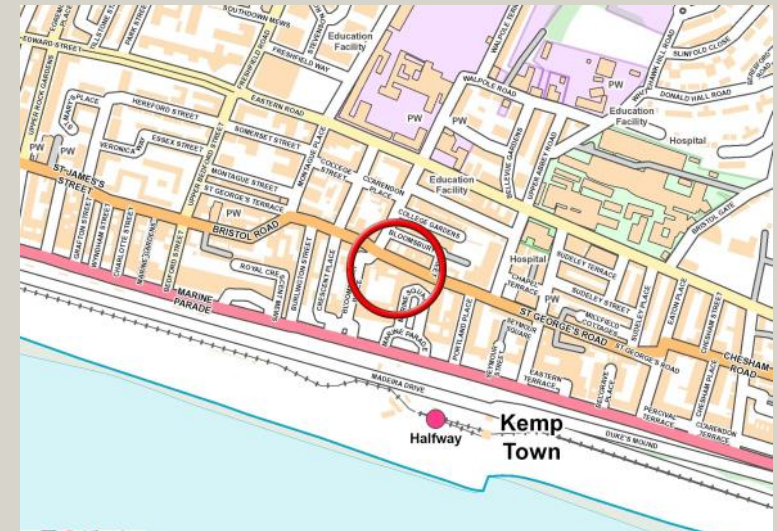


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