



Tenure

Freehold.

Location

Brighton is a major south coast resort city and commercial centre with a population of some 273,000. The city is also a major retail centre serving a wide catchment population. Brighton is located 50 miles south of London and is accessed by the A23 and A27 dual carriageways. In addition, the city benefits from regular rail services to London (Victoria) and is also within 28 miles of Gatwick Airport.

The property is situated on the west side of Bond Street, close to its junction with North Street. Bond Street is a busy shopping street located between The Lanes and North Laine.

Occupiers close by include HSBC, Costa, Caffè Nero and a wide variety of cosmopolitan local independent retailers.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor and basement shop unit together with a three bedroom maisonette located on the first, second and third floors which benefits from a separate access onto Bond Street.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

Shop EPC Rating 175 Band G (Copy available on website).

Flat EPC Rating 45 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Route One Retail Ltd (1)	Gross Frontage 7.95 m (26' 0") Net Frontage 5 m (16' 6") Built Depth 9.3 m (30' 6") Basement 33.8 sq m (364 sq ft) Ground Floor Sales 47.6 sq m (512 sq ft) Total 81.4 sq m (876 sq ft)	10 years from 01.05.2011 Rent review and tenant's option to break in the 5th year IR & I	£45,000 p.a. rising by £1,000 p.a.	Reversion 2021
Flat	Four Individuals (2)	First, Second and Third Floor Maisonette – 3 Bedrooms, Lounge, Kitchen/Diner, 2 Bathrooms	1 year Assured Shorthold Tenancy from 02.04.2017	£18,300 p.a.	Reversion 2018

(1) The Vendor holds a £10,250 rent deposit.

(2) A deposit of £1,500 is protected by the MyDeposits scheme.

Total £63,300 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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Brighton 3 Bond Street East Sussex BN1 1RD

- **Attractive Freehold Shop and Residential Investment**
- Well located shop in busy position between The Lanes and North Laine
- Grade II Listed and in Conservation Area
- Includes three bedroom flat above let on an Assured Shorthold Tenancy
- Affluent South Coast City
- No VAT applicable
- Shop Reversion 2021
- Total Current Rents Reserved

£63,300 pa
rising to £66,300 pa
in May 2020

**SIX WEEK COMPLETION
AVAILABLE**

