



Tenure
Freehold.

Location

The city of Brighton and Hove is a major south coast resort and commercial centre with a population of some 124,000. 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 town benefits from regular rail services to London (Victoria) and is also within 28 miles of Gatwick Airport.

The property is well located on the west side of East Street, close to its junction with Kings Road, some 100 metres south-east of The Lanes.

Occupiers close by include Reiss, All Saints, Toni & Guy, Russell and Bromley, MAC Cosmetics, L'Occitane, Bella Italia, Hugo Boss, Jack Wills, Jo Malone and Hobbs, amongst many others.

Description

This attractive property is arranged on ground and one upper floor to provide a ground floor shop with staff ancillary and storage accommodation above. There is a small flying freehold at the rear. NB. The property adjoins Lot 60 to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.90 m	(22' 8")
Net Frontage	6.30 m	(20' 8")
Shop Depth	21.20 m	(69' 6")
Built Depth	22.75 m	(74' 8")

Ground Floor	151.5 sq m	(1,631 sq ft)
First Floor	129.0 sq m	(1,338 sq ft)
Total	280.5 sq m	(3,019 sq ft)

Tenancy

The entire property is at present let to I C MATHER & S E MATHER for a term of 10 years from 6th December 2013 at a current rent of £45,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant option to determine on 5th December 2019. In respect of the 2018 rent review, the landlord has served notice on the tenant at £60,000 per annum. The matter remains outstanding.

Planning (2)

The upper floors may have future potential for residential use subject to the existing lease and obtaining all the necessary consents. All enquiries should be referred to Brighton & Hove City Council. www.brighton-hove.gov.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Brighton

10/10A East Street

East Sussex

BN1 1HP

- **Attractive Freehold City Centre Shop Investment**
- Comprising a total of 280.5 sq m (3,019 sq ft)
- Entirely let on a lease expiring 2023 (1)
- Upper floors with residential potential (2)
- Rent Review December 2018, notice served at £60,000 pa
- Current Rent Reserved
£45,000 pa

SIX WEEK COMPLETION AVAILABLE

