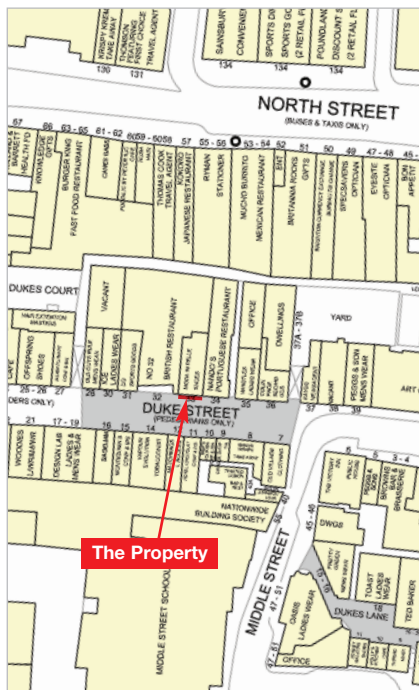


Brighton

33 Duke Street East Sussex BN1 1AG

- **Attractive Freehold Shop and Residential Investment**
- Situated between The Lanes and Churchill Square Shopping Centre in the Old Town Conservation Area
- Pedestrianised position adjacent to Nando's
- Includes three studio flats above
- Shop Reversion 2019
- Total Current Rents Reserved
£72,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The City of Brighton is an established commercial hub of the South Coast of England and a popular and prosperous leading tourist destination. Brighton is located approximately 50 miles south of London, 25 miles west of Eastbourne and 62 miles east of Southampton. The city benefits from excellent communication links accessed by road via the A23 dual carriageway leading to the M23 (18 miles) and the M25 (30 miles) to the north. By rail, Brighton Station has direct rail services running every 10-15 minutes to London Bridge and London Victoria with a fastest journey time of 52 minutes. London Gatwick Airport is located 22 miles north of Brighton with easy access from the M23 motorway. The property is situated on Duke Street between The Lanes and Churchill Square Shopping Centre in the Old Town Conservation Area. Brighton's cultural quarter and fashion retailers are all in close proximity to the east, while Brighton Rail Station is to the north and Churchill Square Shopping Centre to the west. Occupiers close by include Nando's (adjacent), Whistles, Pandora, Hotel Chocolat, Nationwide, Heals and Brown's among many others.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop with ancillary accommodation in the basement, together with three studio flats arranged on the upper floors, which are separately accessed from the front.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 84 Band D (Copy available on website).
For Residential EPC Ratings please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Basement	Opium53 Ltd	Gross Frontage (includes entrance to uppers) 5.85 m (19' 3") Net Frontage 3.95 m (12' 11") Shop Depth 10.10 m (33' 2") Built Depth 14.50 m (47' 7") Basement 56.55 sq m (609 sq ft) Basement Vaults 5.85 sq m (63 sq ft)	15 years from 28.05.2004 Rent review every 5th year Effectively FR & I	£52,500 p.a.	Reversion 2019
First, Second & Third	Individual (2)	First, Second & Third Floors – Three Studio Flats	5 years from 15.04.2015 The lease contains a Landlord's option to break at the end of the 3rd year.	£20,000 p.a.	Reversion 2020

- (1) No. of Branches (t/a Moda In Pelle): 50. Website Address: www.modainpelle.com
(2) The Tenant has the right to sublet the second and third floor flats on Assured Shorthold Tenancies.

Total £72,500 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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