

# Brighton

## 83 St James Street East Sussex BN2 1TP

- **Long Leasehold Shop Investment**
- Town centre location in an established trading location
- Prominent corner position
- Let until 2021 (no breaks)
- Asset management opportunity (1)
- Located some 160 metres from Brighton sea front
- No VAT applicable
- Current Gross Rent Reserved  
**£14,000 pa**



### Tenure

Leasehold. Held for a term of 125 years from 25th December 2015 (thus having some 122 years unexpired) at a fixed ground rent of £250 per annum.

### Location

The city of Brighton and Hove is a major south coast resort 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.

This corner property is situated on the south side of St James Street, an established trading location, at its junction with Wentworth Street. Occupiers close by include Co-op Food (opposite), Superdrug and Boots, amongst many local traders. The property is some 160 metres from Brighton's sea front.

### Description

The property is arranged on basement and ground floors to provide a ground floor shop with basement (1) ancillary accommodation. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (inc. Splay)</b>	<b>5.00 m</b>	<b>(16' 5")</b>
<b>Net Frontage</b>	<b>4.35 m</b>	<b>(14' 3")</b>
<b>Shop Depth</b>	<b>6.95 m</b>	<b>(22' 9")</b>
<b>Built Depth</b>	<b>7.30 m</b>	<b>(23' 11")</b>
<b>Basement</b>	<b>26.50 sq m</b>	<b>(285 sq ft)</b>

### Tenancy

The entire property is at present let to N RUSTON ESQ (t/a Hunter Florist) for a term of 5 years from 20th July 2016 at a current rent of £14,000 per annum. The lease contains full repairing and insuring covenants.

### Tenant Information

Website Address: [www.hunterflorist.co.uk](http://www.hunterflorist.co.uk)  
A local florist that delivers flowers across Brighton and Hove.

### Planning (1)

We understand the basement has potential to self-contain, subject to obtaining necessary consents. For further information in this regard, please refer to Brighton and Hove City Council ([www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)).

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

EPC Rating 78 Band D (Copy available on website).

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

**Seller's Solicitor** J Coleman Esq, Wannops LLP. Tel: 01243 864001 e-mail: [jcoleman@wannops.com](mailto:jcoleman@wannops.com)