



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 well located on the east side of Little East Street, in between its junctions with Bartholomews and Kings Road, some 100 metres from The Lanes.

Occupiers close by include Barbour, Reiss, Toni & Guy, All Saints and Phase 8. The pedestrianised centre is a short distance to the north where occupiers include Jo Malone, MAC Cosmetics, Jigsaw, French Connection, Hobbs, Pret a Manger, Pizza Express, Costa Coffee, and Jack Wills.

Description

The property is arranged on basement, ground and two upper floors to provide a commercial unit presently trading as a tattoo parlour. There is a small flying freehold over part of the alley at the side. NB. The property adjoins Lot 35 to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	4.65 m	(15' 3")
Built Depth	8.35 m	(27' 5")
Cellar	11.00 sq m	(118 sq ft)

Ground Floor	23.00 sq m	(248 sq ft)
First Floor	24.00 sq m	(258 sq ft)
Attic Floor	7.00 sq m	(75 sq ft)
Total	65.00 sq m	(700 sq ft)

Tenancy

The entire property is at present let to MR A BINNIE, with a guarantee from J Mosseri, for a term of 10 years from 30th April 2015 at a current rent of £12,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Planning (1)

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.allcop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Brighton

4 Little East Street East Sussex BN1 1HT

- **Freehold City Centre Commercial Investment**
- Entirely let (with guarantor) on a lease expiring in 2025 (no breaks)
- Upper floors with residential conversion potential (1)
- Rent Review 2020
- Current Rent Reserved

£12,500 pa

**SIX WEEK COMPLETION
AVAILABLE**

