

Brighton
23 Upper Hamilton
Road,
East Sussex
BN1 5DF

- **A Freehold Mid Terrace Building**
- Internally arranged as a Self-Contained Flat and a Self-Contained Maisonette
- Each subject to an Assured Shorthold Tenancy
- Ground Floor Flat comprising Two Bedroom Accommodation
- Maisonette comprising Three Bedroom Accommodation
- Total Approximate GIA 110 sq m (1,188 sq ft)
- Close to the City Centre
- Total Current Rent Reserved
£22,620 per annum (equivalent)

BY ORDER OF RECEIVERS

To View

The property will be open for viewing every Monday and Saturday before the Auction between 2.30 – 3.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Brightstone Law (Ref: Emma Gray).
Tel: 0208 731 3080.
Email: eg@brightstonelaw.co.uk



Tenure

Freehold.

Location

The property is located on the south side of Upper Hamilton Road, to the east of its junction with Buxton Grove. Preston Road (A23) is to the east, which in turn leads to the A27 and M23 Motorway to the north. Local amenities and shopping facilities are available in Brighton town centre. Rail services run from Brighton Station to the south and the open spaces of Preston Park are also nearby. Brighton sea front is to the south.

Description

The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The building is internally arranged to provide a self-contained flat and a self-contained maisonette.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Unit	Accommodation	GIA sq m (sq ft)	Terms of Tenancy	Current Rent £ p.a.
Ground	Reception/Dining with Kitchen Area, Two Bedrooms, Bathroom	49.15 sq m (529 sq ft)	Subject to an Assured Shorthold Tenancy (holding over) at a rent of £875 p.c.m.	£10,500 p.a.
First	Reception with Kitchen Area, Two Bedrooms, Shower Room with wash basin, Separate WC	61.23 sq m (659 sq ft)	The bank's customer has supplied the receivers with an Assured Shorthold Tenancy agreement relating to the property. The document states that the first and second floor maisonette is subject to a single Assured Shorthold Tenancy agreement in favour of three individuals. The term of the tenancy is for a period of 6 months from 1st June 2018 (holding over) at a rent of £1,010 per calendar month, which equates to £12,120 per annum. A copy is available in the legal pack.	£12,120 p.a.
Second	Bedroom			

INVESTMENT – Freehold Building

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.