

## 30 York Place Brighton, East Sussex BN1 4GU

lot 5

### Freehold Retail and Residential Investment

- Well located on busy thoroughfare
- Includes large self-contained 4 bedroom maisonette
- Nearby occupiers include McDonald's, Iceland and Halifax Bank
- Six Week Completion

Rent  
**£36,320**  
per annum



### Location

Miles: 10 miles east of Worthing  
23 miles south of Crawley  
52 miles south of London

Roads: A23, A27, A270, M23

Rail: Brighton Railway Station (55 mins to London Victoria)

Air: London Gatwick Airport (22 miles)

### Situation

The property is situated in a prominent trading position on the main A23, close to its junction with Cheapside, approximately 3/4 mile from the pier and sea front. Other national retailers close by include McDonald's, Iceland, Aldi, Peacocks and Halifax bank.

### Description

The property comprises a ground floor retail unit currently used as a café and basement storage. In addition there is a separate entrance to self-contained residential accommodation on three upper floors. The maisonette comprises four bedrooms, kitchen and bathroom. The property benefits from a fully enclosed garden area to the rear used by the café for additional seating.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	59.32 sq m (182.70 sq ft)	<b>MICHAEL LANGE &amp; LEE KEELER</b> t/a LangeLee's Café	10 years from 11/08/2010 (1)	£20,000	11/08/2015
Basement	Ancillary	16.88 sq m (639 sq ft)				
First	Living Room, Kitchen, Bathroom	40.70 sq m (438 sq ft)	<b>INDIVIDUALS</b>	Assured Shorthold Tenancy from 13/12/2012 to 12/12/2013	£16,320	n/a
Second	Two Bedrooms	26.19 sq m (281 sq ft)				
Third	Two Bedrooms	26.19 sq m (281 sq ft)				
<b>Total</b>		<b>169.28 sq m (1,821.70 sq ft)</b>			<b>£36,320</b>	

(1) The lease provides for a tenant option to determine the lease on 10/08/2015.

### For further details please contact:

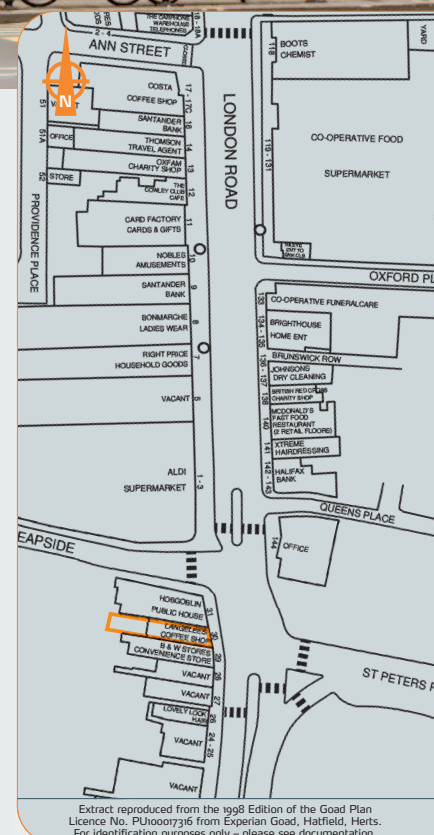
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### Solicitors:

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