

lot 6

Rent
£53,071
per annum
exclusive

109-110 Western Road Brighton, East Sussex BN1 2AA

Freehold Retail and Residential
Investment

- Three retail units and three recently developed residential flats
- Prominent corner position some 300 metres from Brighton beach, adjacent to an affluent residential square

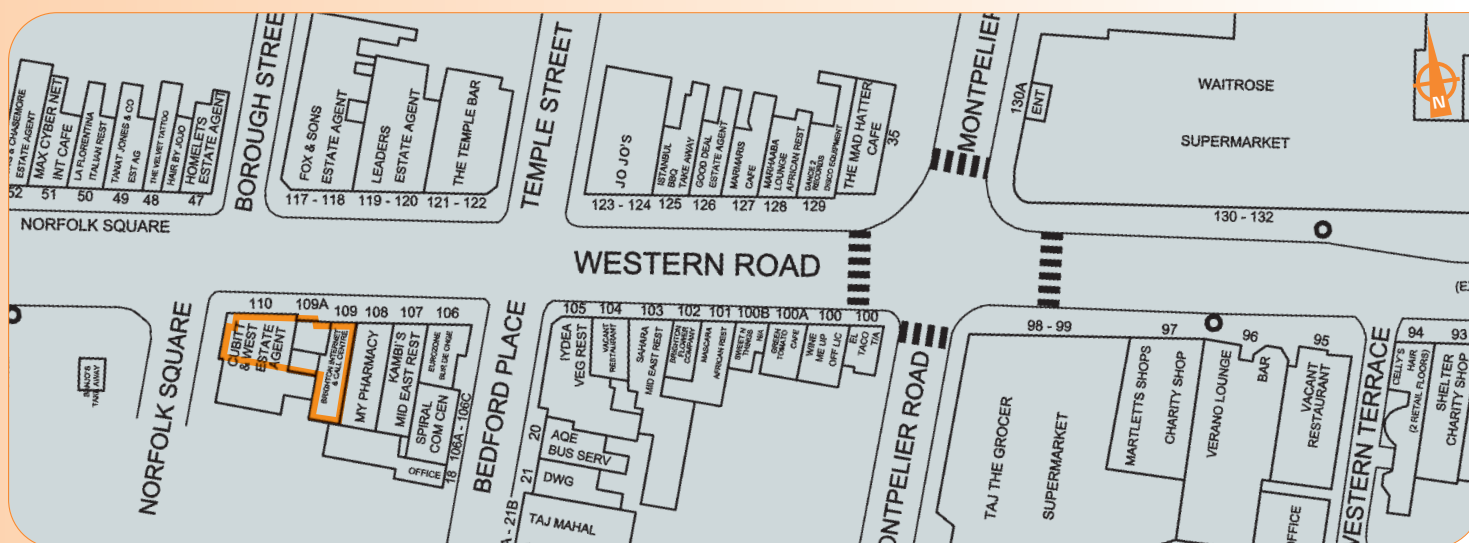
- Busy city centre location with nearby occupiers including Waitrose, Leaders Estate Agents and The Temple Public House

On behalf of
Joint LPA Receivers



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View of Norfolk Square



Example Residential Flat

Location

Miles: 12 miles east of Worthing
 21 miles west of Eastbourne
 54 miles south of Central London
 Roads: A23, A270, A27, M23 (Jct 11)
 Rail: Brighton Railway Station (55 mins to London Victoria)
 Air: London Gatwick Airport

Situation

The property is situated in a prominent corner location on the southern side of the Western Road, at its junction with Norfolk Square and approximately 300 metres north of Brighton beach. Nearby occupiers include Waitrose, Fox & Sons and Leaders Estate Agents.

Description

The property comprises three ground floor retail units. 109 Western Road benefits from additional ancillary accommodation on the first and second floors whilst No. 109a and No. 110 benefit from basement accommodation. The first, second and third floors above No. 110 provide three recently developed self-contained one bedroom residential flats.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Telephone: +44 (0)20 7034 4861.

Tenancy and accommodation

| Unit | Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews |
|---------------|----------|------------------|----------------------|----------------------|---|--|-------------|---------------------------|
| 109 | Ground | Retail/Ancillary | 22.60 sq m | (243 sq ft) | INDIVIDUALS (t/a Brighton Internet Laptop & Phone Centre) | 15 years from 09/04/2009 until 08/04/2024 | £18,071 | 09/04/2014 and 09/04/2019 |
| | First | Ancillary | 37.10 sq m | (399 sq ft) | | | | |
| | Second | Ancillary | 50.70 sq m | (546 sq ft) | | | | |
| 109A | Ground | Retail | 14.20 sq m | (153 sq ft) | ARUN ESTATE AGENCIES LIMITED (1) (t/a Cubitt & West) | Approximately 7 years from 25/10/2012 until 24/09/2019 | £35,000 | 25/10/2017 |
| | Basement | Ancillary | 7.90 sq m | (85 sq ft) | | | | |
| 110 | Ground | Retail/Ancillary | 71.00 sq m | (764 sq ft) | VACANT POSSESSION | | | |
| | Basement | Ancillary | 35.80 sq m | (385 sq ft) | | | | |
| | First | Residential | | 1 Bedroom | | | | |
| 110 | Second | Residential | | 1 Bedroom | VACANT POSSESSION | | | |
| 110 | Third | Residential | | 1 Bedroom | VACANT POSSESSION | | | |
| Totals | | | 239.30 sq m | (2,575 sq ft) | £53,071 | | | |

(1) For the year ending 30th September 2014, Arun Estate Agencies Limited reported a turnover of £69,655,000, pre-tax profits of £18,548,000 and a total net worth of £36,701,000. (Source: www.riskdisk.com 30/01/2015)

For further details please contact:

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Buyer's Legal Report Service

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 Email: greg.rigby@dentons.com
 See: www.acuitus.co.uk for further details



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