

11-12 Pool Valley Brighton, East Sussex BN1 1NJ

lot 3

City Centre Retail Investment

- Let to an individual (t/a Chapter XIII) on a 10 year lease until 2025 (subject to option)
- Prominent corner location on a busy thoroughfare in popular South Lanes area
- Forms part of one of Brighton's oldest historic buildings currently occupied by YHA
- Nearby occupiers include Reiss, All Saints, Toni & Guy and Barbour

Rent
£18,000
per annum
exclusive



Location

Miles: 11 miles east of Worthing
21 miles north-west of Eastbourne
52 miles south of London
Roads: A259, A23, A2270
Rail: Brighton Rail (55 minutes to London Victoria)
Air: Brighton City Airport

Situation

The property is situated in a prominent corner location within the heart of Brighton's busy South Lanes area, just off Grand Junction (A259) and East Street, one of Brighton's main shopping thoroughfares. The property forms part of the former Royal York Hotel, an attractive Grade II Listed building currently occupied by the YHA who provide 180 beds. The property is conveniently located for all the town's major attractions being within a short walk of Brighton Pier and beach to the south and the Royal Pavilion to the north.

Brighton Bus and Coach Terminal is located adjacent to the property providing high footfall, with other nearby occupiers including a number of hotel and leisure establishments as well as national retail occupiers such as Reiss, All Saints, Toni & Guy and Barbour Clothing on nearby East Street.

Description

The property comprises a ground floor unit with basement accommodation. The property currently incorporates an art gallery, tattoo and piercing studio and coffee bar.

Tenure

Long Leasehold. Held for a term of years expiring on 30 August 2155 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

NB. The adjoining YHA Hotel will be offered as Lot 10 in this catalogue.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground/Basement	Retail/Ancillary	71.9 sq m (775 sq ft)	INDIVIDUAL (t/a Chapter XIII) (1)	10 years from 20/02/2015 until 19/02/2025	£18,000	20/02/2020
Totals		71.9 sq m (775 sq ft)			£18,000	

- (1) Chapter XIII is an alternative, independent, Urban Art Gallery, bespoke tattoo & piercing studio, with a neat little coffee bar, all nestling in the heart of the South Lanes of Brighton. (Source: Chapter13.co.uk 09/11/2015)
(2) The lease provides a tenant's option to determine on 20/02/2018.

For further details please contact:

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