For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)





Freehold Retail and Residential Ground Rent Investment

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#### **Property Information**

Freehold Retail and Residential Ground Rent Investment		Location Description
<ul> <li>Shop trading as Brighton Nails</li> <li>Shop tenant in occupation since 2015 and operating as the same family business since 2008</li> <li>Popular trading location close to Superdrug, Dominos, Sainsbury's, Costa Coffee and KFC.</li> <li>VAT-free investment</li> <li>In the same ownership for over 22 years</li> </ul>		Miles       12 miles east of Worthing, 21 miles west of Eastbourne, 54 miles south of Central London       The property comprises a ground floor shop with a basement cellar (not used) and two floors of residential accommodation above, let on long leases.         Roads       A23, A27, A270, M23 (Junction 1)       The property comprises a ground floor shop with a basement cellar (not used) and two floors of residential accommodation above, let on long leases.         Roads       A23, A27, A270, M23 (Junction 1)       VAT         Air       London Gatwick Airport       VAT         VAT is not applicable to this lot.       VAT is not applicable to this lot.
Auction 17/Feb/2022 Status Available	Lot 19 Rent £17,750 per Annum Exclusive	Situation       Completion Period         Located on the south coast of England, less than an hour from London by train, Brighton is one of the UK's most popular destinations. The property is situated in a prominent location on London Road (A23) close to the intersection of York Hill and about 1/2 mile from the seafront. Nearby occupiers include Superdrug, Dominos, Sainsbury's, Costa Coffee and KFC.       Completion Period
Auction Venue Live Streamed Auction	Sector High Street Retail	Tenure       Freehold.

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#### **Tenancy & Accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x
Ground	Retail/Ancillary	50.80 sq m	(547 sq ft)	AN INDIVIDUAL	10 years from 08/11/2014	£17,500 (1)
First/Second	Residential	-	(-)	TWO INDIVIDUALS	125 years from 14/11/2014	£250 (2)
Total Commercial Area		50.80 sq m	(547 sq ft)			£17,750

(1) A rent deposit of £5,000 is held and the 2019 rent review was not implemented

(2) The ground rent doubles every 25 years

# Lot 19, 49 London Road, Brighton,

East Sussex BN1 4JD

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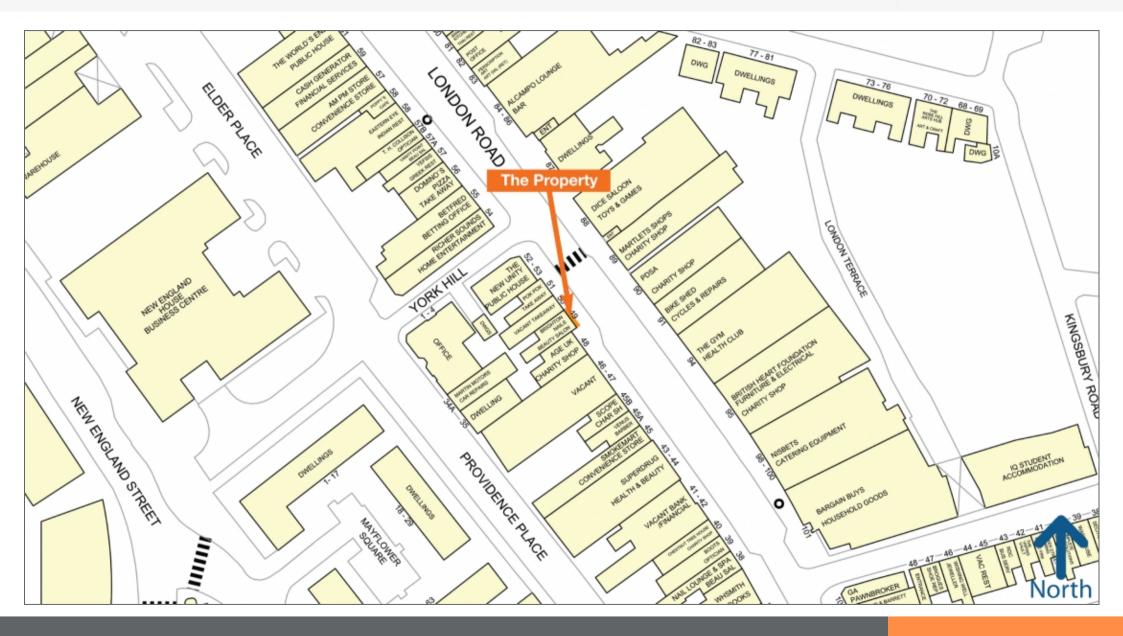




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#### Contacts

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