

**Lot 19, 49 London Road, Brighton,  
East Sussex BN1 4JD**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



# Lot 19, 49 London Road, Brighton, East Sussex BN1 4JD

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail and Residential Ground Rent Investment

- Shop trading as Brighton Nails
- Shop tenant in occupation since 2015 and operating as the same family business since 2008
- Popular trading location close to Superdrug, Dominos, Sainsbury's, Costa Coffee and KFC.
- VAT-free investment
- In the same ownership for over 22 years

**Auction**  
17/Feb/2022

**Lot**  
19

**Status**  
Available

**Rent**  
£17,750 per Annum Exclusive

**Auction Venue**  
Live Streamed Auction

**Sector**  
High Street Retail

### Location

**Miles** 12 miles east of Worthing, 21 miles west of Eastbourne, 54 miles south of Central London

**Roads** A23, A27, A270, M23 (Junction 1)

**Rail** Brighton Railway Station (55 minutes to London Victoria)

**Air** London Gatwick Airport

### Situation

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.

### Tenure

Freehold.

### Description

The property comprises a ground floor shop with a basement cellar (not used) and two floors of residential accommodation above, let on long leases.

### VAT

VAT is not applicable to this lot.

### Completion Period

6 Week Completion.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 19, 49 London Road, Brighton, East Sussex BN1 4JD

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)

## 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**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)





**Lot 19, 49 London Road, Brighton,  
East Sussex BN1 4JD**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)





**Lot 19, 49 London Road, Brighton,  
East Sussex BN1 4JD**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)





# Lot 19, 49 London Road, Brighton, East Sussex BN1 4JD

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Freehold Retail and Residential Ground Rent Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 19, 49 London Road, Brighton, East Sussex BN1 4JD

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





# Lot 19, 49 London Road, Brighton, East Sussex BN1 4JD

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



## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Edward Martin**  
+44 (0)20 7034 4854  
+44 (0)7478 673 535  
[edward.martin@acuitus.co.uk](mailto:edward.martin@acuitus.co.uk)

### Seller's Solicitors

**NC Morris & Co**  
Close Gate House, 47 High Street  
Salisbury  
SP1 2PB

**Charles Joly**  
01722 415 215  
[charles.joly@ncmorris.co.uk](mailto:charles.joly@ncmorris.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
September 2020