



PRIME RETAIL INVESTMENT

- Prime Retail Investment
- City Centre Location
- Short walk to Brighton Train Station
- Overall income of £20,000pax

Interested in this property? Please contact us on 01903 792785

36 CHURCH STREET, BRIGHTON, EAST SUSSEX, BN1 1RL

Location

Situated at the top of Church Street, within yards of the main thoroughfare of Queens Road, which is one of the main arterial routes and leads directly to Brighton Mainline Train Station to the north, and the popular Churchill Shopping Centre, The famous Lanes and major tourist attraction of Brighton Seafront to the south.

The premises can be found on Google Maps by typing in the following postcode: BN1 1RL.

Description

RETAIL INVESTMENT - The premises are currently trading as a cake shop and occupy the ground floor, together with a small rear yard. The upper parts are sold off on a long lease and the ground floor is let on a lease for a term of 12 Years from May 2013, at a current rent of £20,000 per annum, exclusive.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	436	40.5

Tenure

Freehold investment

Price

Offers are invited in the region of £325,000 for the freehold interest.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £12,250. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £6,112.75.

EPC

An EPC has been requested.

VAT

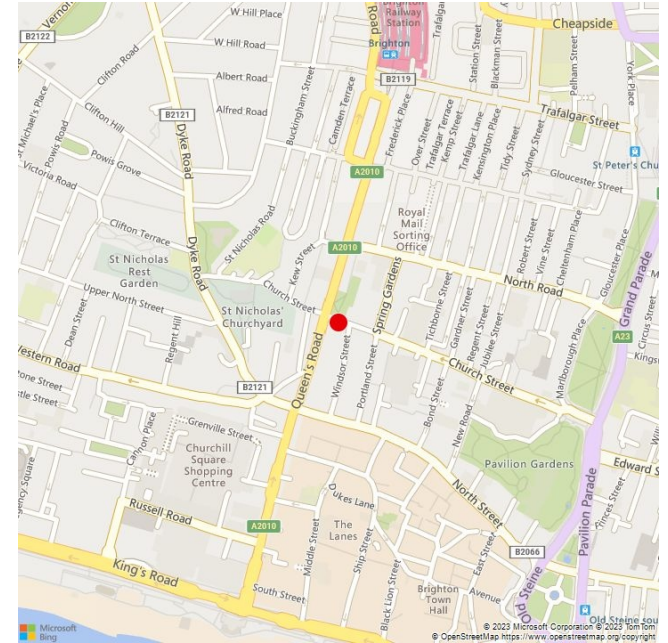
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



Leigh Doherty
01903 792785
leighdoherty@jacobs-steel.co.uk



Nichola Charles
01903 792785
nicholacharles@jacobs-steel.co.uk

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