



## FREEHOLD INVESTMENT OPPORTUNITY

- Situated on the Corner of Elm Grove and Bonchurch Road.
- Popular Neighbourhood Parade
- Lower Ground Floor Flat with Only 40 Years Remaining
- Potential to Convert the Ground Floor (STNC)

Interested in this property? Please contact us on 01903 792785

# 135 ELM GROVE, BRIGHTON, EAST SUSSEX, BN2 3ES

## Location

Located in the neighbourhood parade of Elm Grove, which is situated close to the busy thoroughfare of Lewes Road and within walking distance of Brighton Hospital and the Racecourse.

## Description

Situated on the corner of Elm Grove and Bonchurch Road, this three storey property is made up of a lower ground floor flat, which is sold off but benefits from a premium value due to having less than 40 years remaining. The ground floor is let to an office and income producing and the first floor flat is sold off on a 99 year lease.

The ground floor commercial element is let and producing a rental income of £7,500 per annum, exclusive.

## Accommodation

The premises have the following approximate floor areas:

	Sq M	Sq Ft
<b>Total floor area:</b>	<b>45.2</b>	<b>486.53</b>

## Tenure

Freehold

## Price

Offers are invited in the region of £160,000 for the freehold interest.

## Rent

The ground floor commercial element is let and producing a rental income of £7,500 per annum, exclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £4,650. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2,320.35.

However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

EPC has been requested.. The property has an EPC rating of E - 111.

## VAT

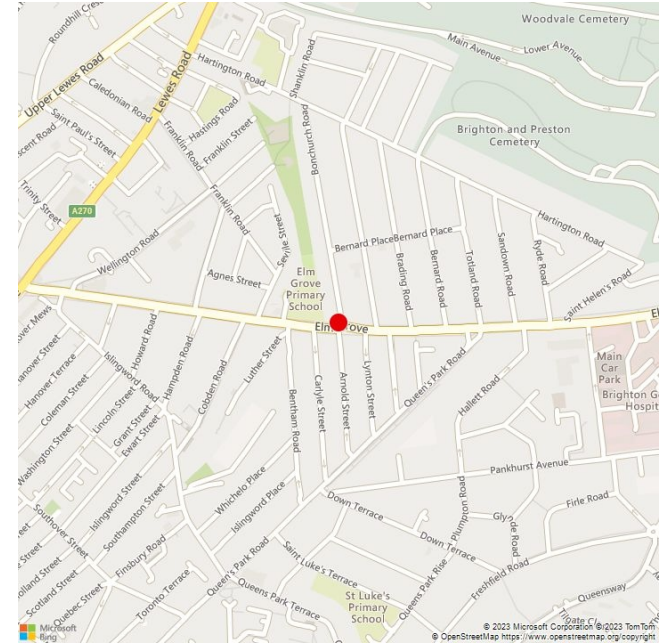
We are informed that VAT is applicable on the terms quoted.

## 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.



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