



**54 Preston Road**

Brighton, BN1 4QF

**FOR SALE - Mixed Use**  
**Freehold Investment**  
**OIRO £725,000 FH**

**2,722.27 sq ft**  
(252.91 sq m)

- Investment Property
- Fully Let
- Commercial / Student Let

# 54 Preston Road, Brighton, BN1 4QF

## Summary

Available Size	2,722.27 sq ft
Price	Offers in the region of £725,000
Rates Payable	£3,493 per annum
Rateable Value	£7,000
EPC Rating	C (60)

## Description

The property comprises of a ground floor commercial unit recently let for £16,000 per annum, on a new 5yr FRI lease from June 2025 with break and open market review end of year 3.

The residential upper parts are arranged as a six bedroom student accommodation, currently let for £3,770pcm. Providing a total income for the property of £61,240 per annum.

## Location

The property is located on Preston Road, just off of London Road and with Preston Park a couple of minutes walk from the building. It is mid-terrace with the parade comprising of other mixed use properties with various independent traders along the road, ranging from retail to food outlets.

## Accommodation

The accommodation comprises the following areas:

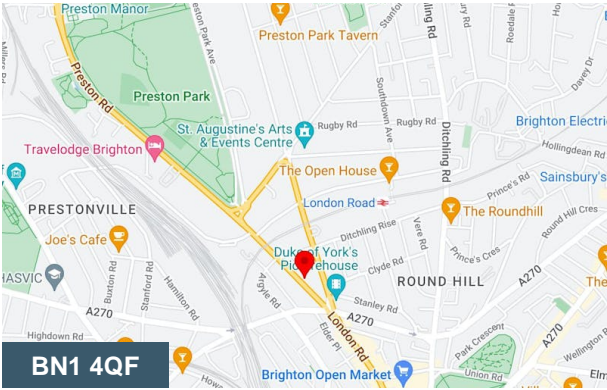
Name	sq ft	sq m
Ground - GF Retail	1,183.60	109.96
1st - Upper Maisonette	1,538.68	142.95
<b>Total</b>	<b>2,722.28</b>	<b>252.91</b>

## Viewings

Viewings can be arranged via the Vendors Sole Agent - Newlands Property

## Terms

Offers are invited in the region of £725,000 for the freehold interest, subject to the existing tenancies in place. A purchase at this level would reflect a net initial yield of circa 8% allowing for purchase costs.



## Viewing & Further Information



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