



16 Bath Street

Brighton, BN1 3TB

**FOR SALE - Flat & Student
Let Investment
OIRO £675,000 FH**

1,625 sq ft
(150.97 sq m)

- Investment Property
- Student Let
- Seven Dials Location
- Self-contained LGF Flat

16 Bath Street, Brighton, BN1 3TB

Summary

Available Size	1,625 sq ft
Price	Offers in the region of £675,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises of a self-contained LGF one bedroom flat, with a 5x bedroom student accommodation above both currently let.

- *HMO - £3,358PCM – 5x bed HMO.
- *16a - £1,025pcm – One bedroom lower ground floor flat.

This provides a total rental income for the building of £52,596 per annum.

Location

The property is located in Bath Street, Brighton just off of the seven dials roundabout, with various cafes and shops nearby at Seven dials. Brighton central station is a short walk away with the main city centre a couple of minutes further down from the station leading to Churchill Square shopping centre and the seafront.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
LGF Flat	484	44.97
Maisonette	1,141	106
Total	1,625	150.97

Viewings

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

Terms

Offers are invited in the region of £675,000 for the freehold interest, subject to the existing tenancy agreements in place.



Viewing & Further Information



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