



95 North Road

Brighton, BN1 1YE

FOR SALE - Mixed Use
Investment
OIRO £365,000 FH

1,022.20 sq ft
(94.97 sq m)

- Investment Property
- Fully Let
- Excellent Condition
- North Laine Brighton

95 North Road, Brighton, BN1 1YE

Summary

Available Size	1,022.20 sq ft
Price	Offers in the region of £365,000
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (57)

Description

Freehold mixed use property comprising of a ground floor and first floor retail space with 2x bedroom maisonette across LGF and upper parts with outside space to the rear of the property.

Currently let by way of a commercial lease for £7,000pa until March 2026 with AST for the residential part for £1,350pcm providing a total rental income of £23,200 per annum exclusive.

Location

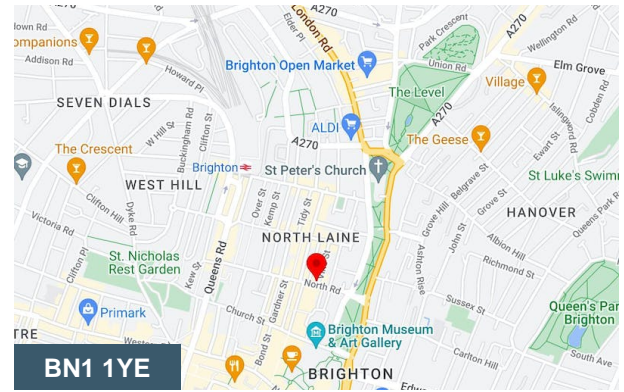
Located at the east end of North Road in the North Laine area of Brighton providing an excellent footfall and high profile location, Brighton central station is a short walk away with Churchill Square shopping centre nearby.

Viewings

Viewings can be arranged via Vendors Sole Agents - Newlands Property

Terms

Offers are invited in the region of £365,000 for the freehold interest subject to the existing tenancies in place, providing a net initial yield of 6.12%.



Viewing & Further Information



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