



2 Round Hill Road

Brighton, BN2 3RF

**FOR SALE / TO LET - Mixed
use Investment
OIRO £525,000 FH**

1,957 sq ft
(181.81 sq m)

- Character Office Suite
- New Lease
- GF & FF Space

2 Round Hill Road, Brighton, BN2 3RF

Summary

Available Size	1,957 sq ft
Price	Offers in the region of £525,000.00
Rates Payable	£7,552 per annum
Rateable Value	£14,750
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 (69)

Description

The property comprises of a ground & first floor (rear) commercial office space, the unit is open plan with W.C's on ground floor and shower room on first floor. The front upper parts of the building are arranged as a three bed student let currently let for £1,560pcm increasing in September 2024 to £1,885pcm.

Fully let the property could provide an income of £35,720pa, increasing to £39,620pa in September with the AST rental increase.

Location

The property is located just off Ditchling Road with Fiveways a few minutes walk to the north & Brighton City Centre to the south, whilst London Road Station is a short walk away. The Round Hill area is a popular residential location with ample footfall and plenty of retail and restaurant premises including The Open Market, The CO-OP, The Round Hill, The Open House & Flour Pot Bakery.

Accommodation

The accommodation comprises the following areas:

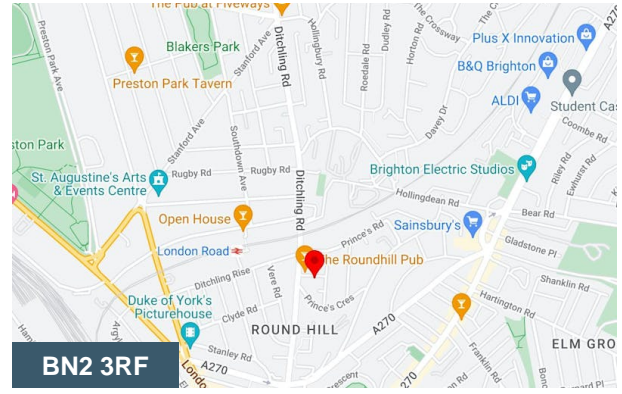
Name	sq ft	sq m
Ground - Office Space	890	82.68
1st - Office	400	37.16
1st	667	61.97
Total	1,957	181.81

Viewings

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

Terms

Offers are invited in the region of £525,000 for the freehold interest in the property, with vacant possession of the commercial part & AST on the residential element. The commercial element is also available by way of a new FRI lease with terms to be agreed and asking rental of £17,000 per annum exclusive.



Viewing & Further Information



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