



24 Duke Street

Brighton, BN1 1AG

**FOR SALE - Commercial
Investment
OIRO £575,000 FH**

1,165 sq ft
(108.23 sq m)

- City Centre Location
- New 10 Year Lease
- Producing £37,500PAX

24 Duke Street, Brighton, BN1 1AG

Summary

| | |
|----------------|------------------------------------|
| Available Size | 1,165 sq ft |
| Price | Offers in the region of £575,000 |
| Rates Payable | £15,424.50 per annum |
| Rateable Value | £28,250 |
| Service Charge | N/A |
| VAT | To be confirmed |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | N/A |
| EPC Rating | C (58) |

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|----------|-------|--------|
| Basement | 224 | 20.81 |
| Ground | 226 | 21 |
| 1st | 242 | 22.48 |
| 2nd | 256 | 23.78 |
| 3rd | 217 | 20.16 |
| Total | 1,165 | 108.23 |

Description

A very well located city centre investment, the building is arranged over five floors, offering a great company profile, with a new letting having just been completed, the premises have just undergone a full refurbishment by the new tenant.

The building has recently been let for £37,500pax on a new 10 Year FRI lease from June 2024, with 5 year break option and upward only open market rent review.

Location

Located just off West Street across from Churchill Square shopping centre, Duke Street is in the heart of the city centre of Brighton, leading down into Ship Street and the famous Lanes. Nearby occupiers include Nationwide, Tortilla, Nando's, The Ivy, The Ivy Asia, Browns & Rush Hair as well as a host of other independent traders.

Terms

Offers are invited in the region of £575,000 for the freehold interest, subject to the existing lease in place. A purchase at this level would reflect a NIY of 6.21% after purchase costs.

Viewings

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



Viewing & Further Information



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