



9 East Street

Brighton, BN1 1HP

**FOR SALE - Mixed Use
Investment
OIRO £545,000 FH**

1,330 sq ft
(123.56 sq m)

- City Centre Location
- Fully Let
- Producing £43,700 per annum

9 East Street, Brighton, BN1 1HP

Summary

Available Size	1,330 sq ft
Price	Offers in the region of £545,000
Rates Payable	£9,231.50 per annum
Rateable Value	£18,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The retail unit is configured as open plan with floor to ceiling glass frontage, laminate flooring and pendant lighting. The 2 bedroom self contained maisonette has secure gated access from Kings Road and is finished to a high standard.

The Shop is let on a FRI lease to a private individual for a term of 10 years from January 2025 with a break clause & rent review at Year 5. The current passing rent is £21,500 + VAT.

The FF/SF maisonette is let to a company on a common law tenancy for 3 years from 24th June 2024 with a break clause at 12 months, current rent is £1,850pcm.

Producing a total collective income of approximately £43,700 per annum.

Location

The property is located within a prime position on East Street, among a host of popular tourist destinations including, The Lanes, Brighton Palace Pier, The Royal Pavilion and is within walking distance to Churchill Square Shopping Centre. Nearby occupiers include Toni & Guy, Pret, Pizza Express, MAC and Russell & Bromley. There is also a range of other independent retailers, cafes, restaurants, and bars nearby, providing the area with a very high level of footfall area.

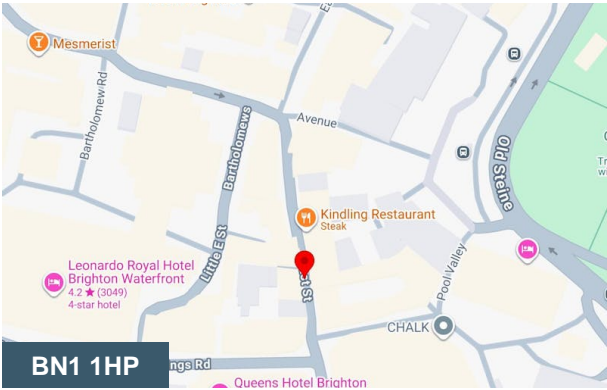
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	382	35.49	Available
Ground	356	33.07	Available
1st - FF/SF Maisonette	592	55	Available
Total	1,330	123.56	

Terms

Offers are invited in the region of £545,000 for the freehold interest of the property (subject to existing tenancies). A purchase at this level would reflect a NIY of 7.65%.



Viewing & Further Information



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