



FOR SALE

Ground floor
49-50 Providence Place, Brighton, East Sussex BN1 4GE



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Key Features

- Let on 15-year term dated 21st September 2020
- £20,000 income per annum
- Situated just off London Road, 0.75 miles from the seafront
- Occupiers close by include Costa Coffee, Santander, Sainsbury's & McDonalds and London Road multi storey car park
- 350 metres from Brighton Rail Station
- Offers invited in the region of £199,950





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Location & Accommodation

The property forms part of the ground floor of a recently constructed mixed use building on Providence Place with commercial uses to the ground floor and 9 residential units to 2 upper floors. Providence Place runs parallel to the eastern side of the A23 London Road – the main north to south access road into Brighton city centre and a significant retail and commercial area.

The property has recently been constructed and forms a self contained corner ground floor unit with a full height glazed frontage.

We have measured the existing accommodation to have the following approximate net internal floor areas: Total size 52.30 sq m (563 sq ft)

EPC

We understand the property to have an EPC rating of C (65).

Lease

The property is let by way of a 15-year equivalent FRI lease without a break from 21.09.2020 at a current rent of £20,000 pa.

There is an upward only rent review every 5 years..

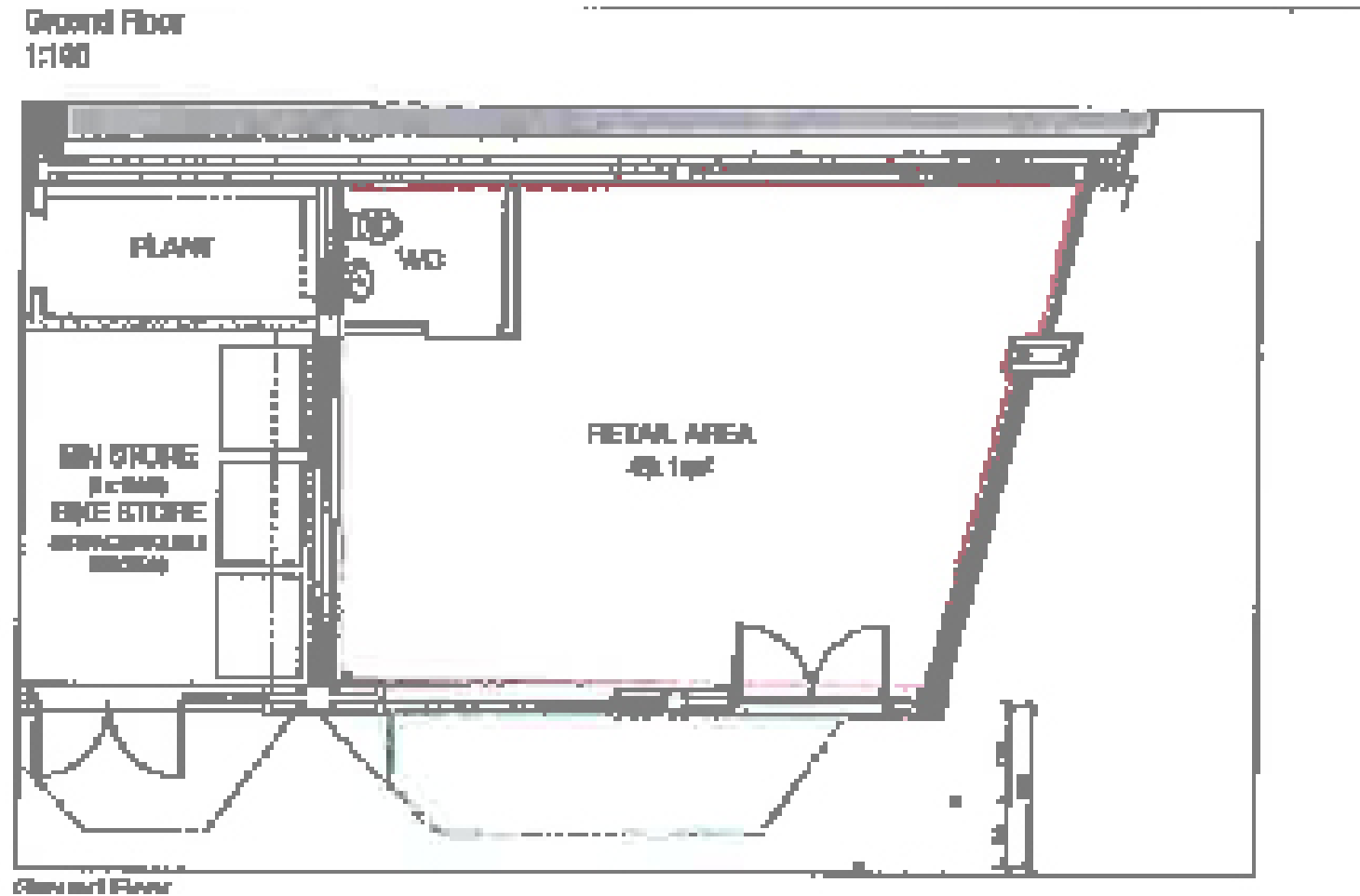




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FLOOR PLAN For identification purposes only





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Tenure

Long leasehold for a term of 999 years.

Terms

The long leasehold interest is offered for sale with offers invited in the region of £199,950.

VAT

Rents and prices are quoted exclusive of VAT. We are informed that the property is VAT registered.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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