

**FREEHOLD CORNER INVESTMENT  
CENTRAL BRIGHTON LOCATION  
2 X FLATS + GF OFFICE/SHOP  
FOR SALE**



**173 EDWARD STREET  
BRIGHTON  
BN2 0JB**

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<b>LOCATION</b>	The property is situated in a highly prominent corner location at the bottom of Edward Street. The property is directly opposite the Law Courts and Brighton Police Station. The main commercial thoroughfares North Street and Western Road are a short walk to the West. Brighton Pier is also a short walk to the south.
<b>ACCOMMODATION</b>	<p>The premises comprise ground floor shop/office with studio flat in the basement and 2 bed maisonette over, arranged as follows:</p> <p><b>Shop/Office</b></p> <p>Currently let out to the DX office on a licence paying £7,500 per annum exclusive</p> <p><b>Basement Studio Flat</b></p> <p>Currently let out on AST agreement paying £750 per calendar month</p> <p><b>Two Bedroom Maisonette</b></p> <p>Currently let out on AST agreement paying £1,000 per calendar month</p> <p><b>Total Income</b>                      <b>£28,950 per annum</b></p>
<b>TENURE</b>	Freehold
<b>PRICE</b>	OIRO £505,000 (five hundred and five thousand pounds)
<b>VAT</b>	VAT is not chargeable on the terms quoted
<b>LEGAL FEES</b>	Purchaser to bear both legal costs
<b>AGENTS FEES</b>	Purchaser is to pay agents selling fees on the transaction
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Property Ltd</b> <b>Tel: 01273 233333</b>