

**MIXED FREEHOLD INVESTMENT
SUPERBLY PRESENTED
COMMERCIAL LEASE IN 'PLC' COMPANY
FOR SALE**



**11 SOUTH ROAD
BRIGHTON
BN1 6SB**

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LOCATION

Situated in a highly prominent and visible location just off the A23 (Preston Road) opposite Preston Park. The property is situated at the lower end of South Road on the south side of the road, adjacent to the Esso filling station. South Road is a busy "cut through" from Dyke Road in Hove onto the A23/Preston Road on a particularly busy junction.

ACCOMODATION:

The premises comprise of ground and first floor offices with two bedroom flat on the second floor as follows:

Ground Floor Offices 829 sq ft

- Fully Carpeted
- Well decorated
- Suspended Ceiling
- AC
- GCH
- Alarm
- WC + HWF
- Rear car park for 4 spaces + Oustore
- Kitchen + Staff room 206 sq ft

**First Floor Front Offices 946 sq ft**

- Includes meeting room
- Same fit out as Ground Floor
- WC + HWF



First Floor Rear Offices **165 sq ft**

- Same fit out as rest of building

Commercial Accommodation

7 year lease from 2018 paying £30,000 per annum exclusive
Tenant – Ickenham Travel Group PLC (00986305)

Residential Accommodation

Two bedroom Furnished flat, separate access via South Road
Currently rented out on AST at £1,100 pcm

TOTAL INCOME **£43,200 PER ANNUM**

TENURE

FREEHOLD

PRICE:

OIRO £775,000 (seven hundred and seventy five thousand pounds)

LEGAL FEES

Both parties to bear their own costs

VIEWING

Strictly via a prior appointment through sole agent:

Tom Graves Commercial Ltd

Tel: 01273 233333