

CITY CENTRE FREEHOLD INVESTMENT

CURRENTLY PRODUCING £32,500 PA EX

FOR SALE



4 ST PETERS PLACE

BRIGHTON BN1 4SA



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in a south facing terrace overlooking St Peter's Church, in a well-established location and close to the London Road shopping area, The Level and North Laine. Frequent bus services are close by and Brighton Station is located approximately 15 minute's walk away.

Description

An opportunity to purchase this Grade II listed mid-terrace building with rendered elevation. The accommodation comprises of office space arranged over lower ground to third floors. There are two car parking spaces to the front of the property and one narrow car space to the rear (max width 7ft approx.).

	Sqft	Sqm
Lower Ground Floor	138	12.8
Ground Floor	580	53.9
First Floor	694	64.5
Second Floor	372	34.6
Third Floor	300	27.9
Total Accommodation	2,084	193.6

Tenant	Brighton Housing Trust
Lease	Full repairing & insuring lease for a term of 25 years commencing 27 April 2018. There are open market upward only rent reviews at every fifth anniversary of the lease term.
Rent	£32,500 per annum exclusive

Terms

Offers are invited in the region of **£500,000** for the freehold interest of the property (subject to existing tenancy).

Rateable Value £33,750

EPC Rating C 75

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate

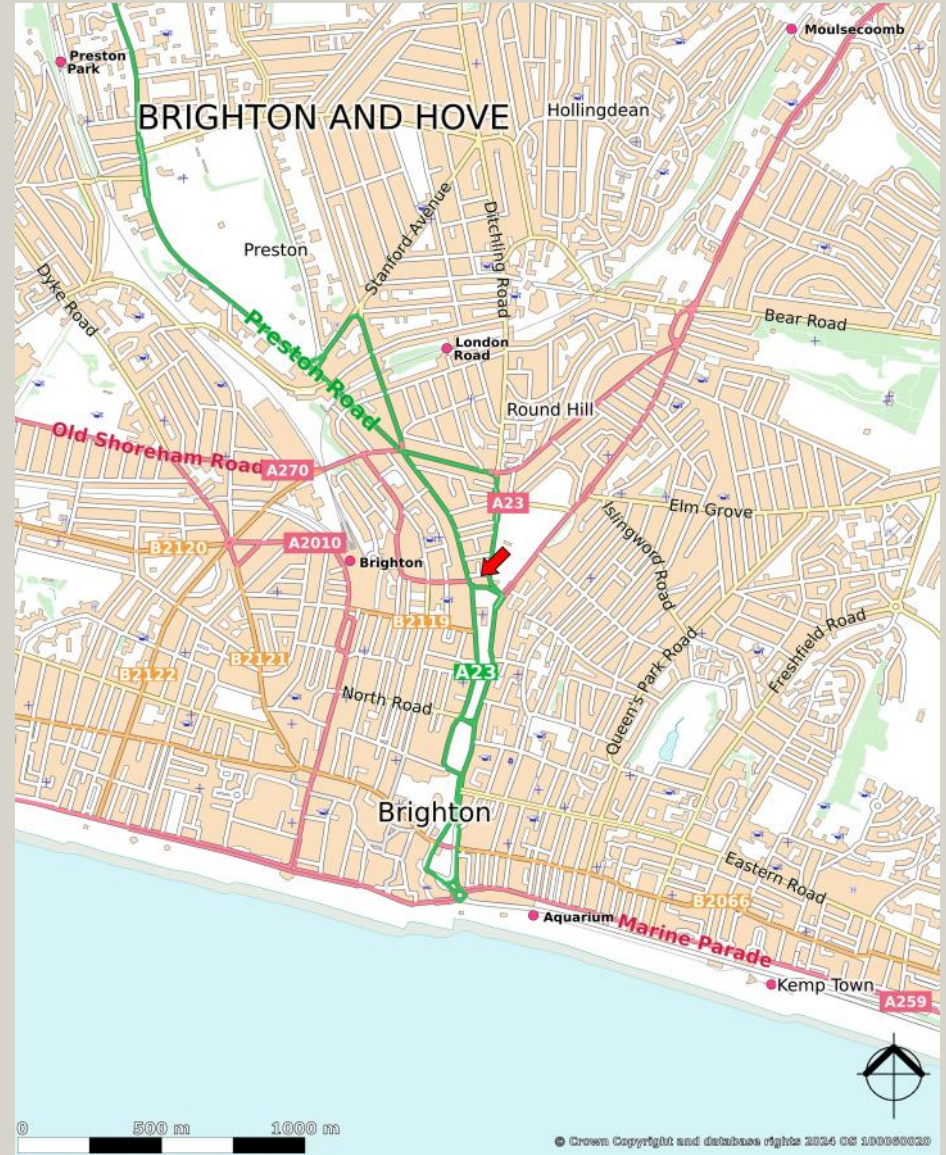
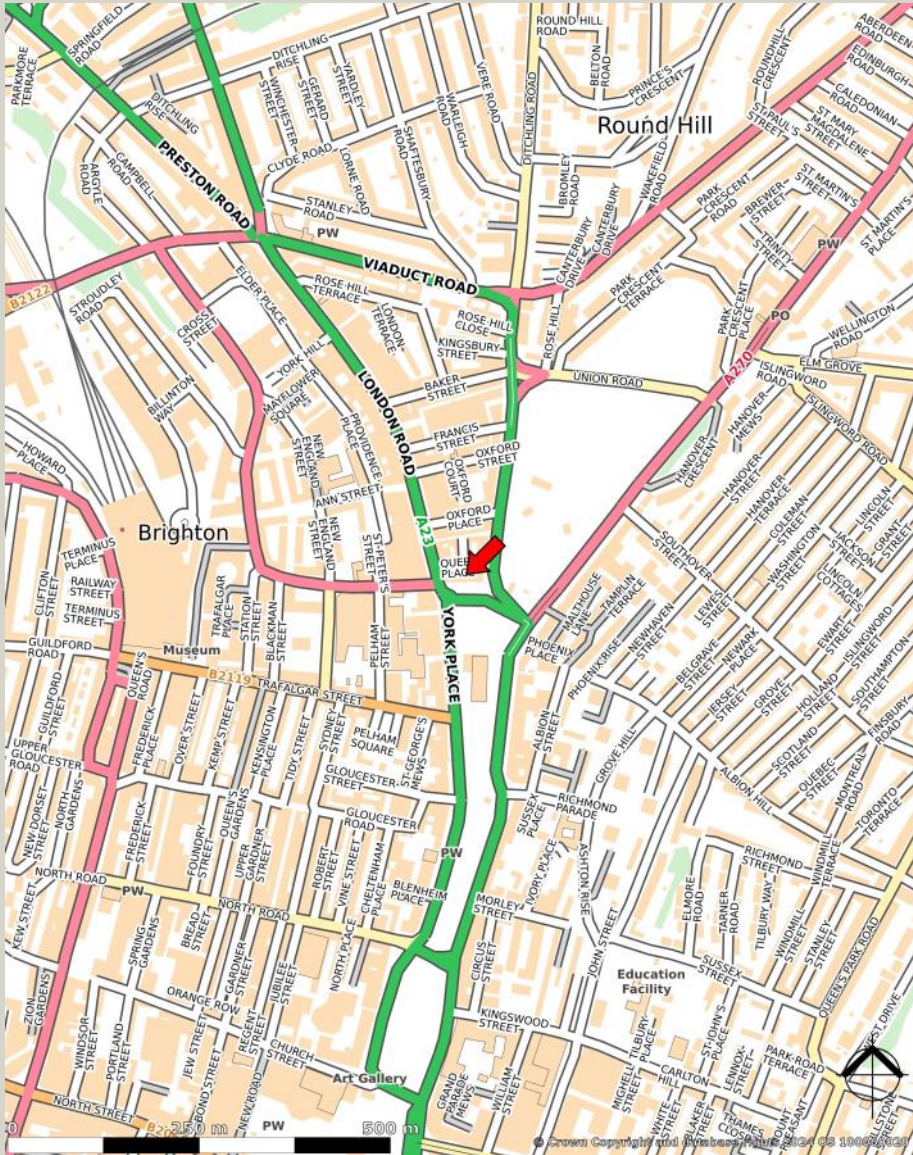


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