

# FREEHOLD INVESTMENT PROPERTY

# FOR SALE



**93 ST GEORGE'S ROAD, KEMP TOWN**

**BRIGHTON BN2 1EE**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated in the heart of Kemp Town, Brighton on St George's Road and close to a number of restaurants, bars and commercial occupiers. Royal Sussex County Hospital and Brighton College are to the north and Brighton seafront is within walking distance to the south.

## Description

A rare opportunity to purchase this freehold mixed use property comprising of a ground and lower ground floor retail unit with rear yard and outside wc facility, and first and second floor one bedroom self-contained maisonette.

		Income
<b>SHOP</b> Ground Floor 204 ft <sup>2</sup> / 18.9 m <sup>2</sup> Lower Ground Floor 253 ft <sup>2</sup> / 23.5 m <sup>2</sup> Total Floor Area: 457 ft <sup>2</sup> / 42.4 m <sup>2</sup>	Let to Koop Projects Limited for a term of 5 Years from 3 Aug 2021. There is a tenant only break clause at 3 Aug 2024. Security is provided by way of a personal guarantor and 3 months' rent deposit.	<b>£12,000</b>
<b>MAISONETTE</b> First and Second floor self-contained flat comprising living room, one bedroom, kitchen and bathroom	Let on an AST at £1,350 pcm. Council Tax Band A.	<b>£16,200</b>
<b>Total Annual Income</b>		<b>£28,200</b>

## Terms

Offers are invited in the region of **£375,000** for the freehold interest of the property (subject to existing tenancies). The property is not elected for VAT.

**EPC Rating** Shop: E-115 Maisonette: C-71

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

measurements are approximate

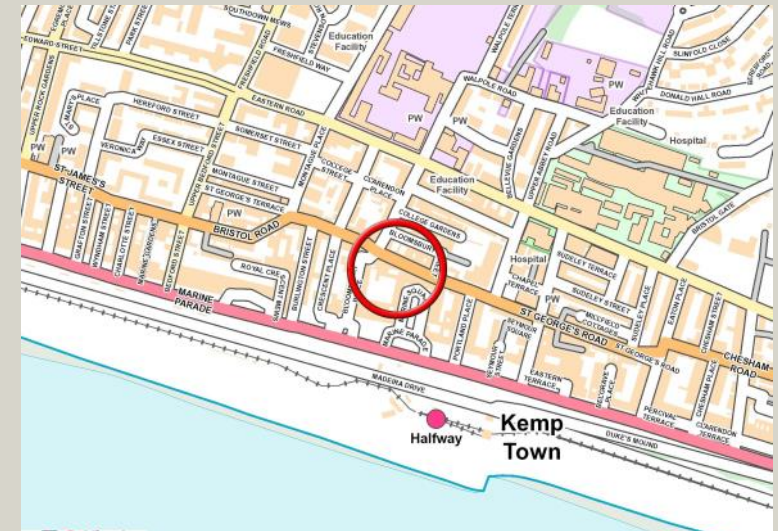


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