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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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## RARELY AVAILABLE IN BRIGHTON'S NORTH LAINE FREEHOLD INVESTMENT PROPERTY





## **10 GARDNER STREET, BRIGHTON, BN1 1UP**

Situated in the popular North Laine retail thoroughfare and offering a rare opportunity to acquire a freehold investment property in this highly desirable central location. The property is situated in a high footfall location fronting Gardner Street, a shopping destination for both tourists and locals alike. Positioned amongst an eclectic mix of vibrant retailers, restaurants and businesses. There is potential to extend at the rear of the building overlooking Orange Row, subject to any necessary consents (see location plan attached). The premises briefly comprise:

## Frontage 15'9 (4.8m)

<b>Ground Floor</b>		in all	254 ft <sup>2</sup>	/	23m²
Basement		in all	241 ft <sup>2</sup>	/	23m²
First Floor	1 room, 1 shower/WC				
Second Floor	2 rooms				
<b>Rear Yard</b>	with access to Orange Row				

**Tenancy:** The entire building is let on a full repairing & insuring lease for a term of 10 years from 21 August 2012 at a rental of £21,500 per annum exclusive, paid quarterly in advance, without further rent review.

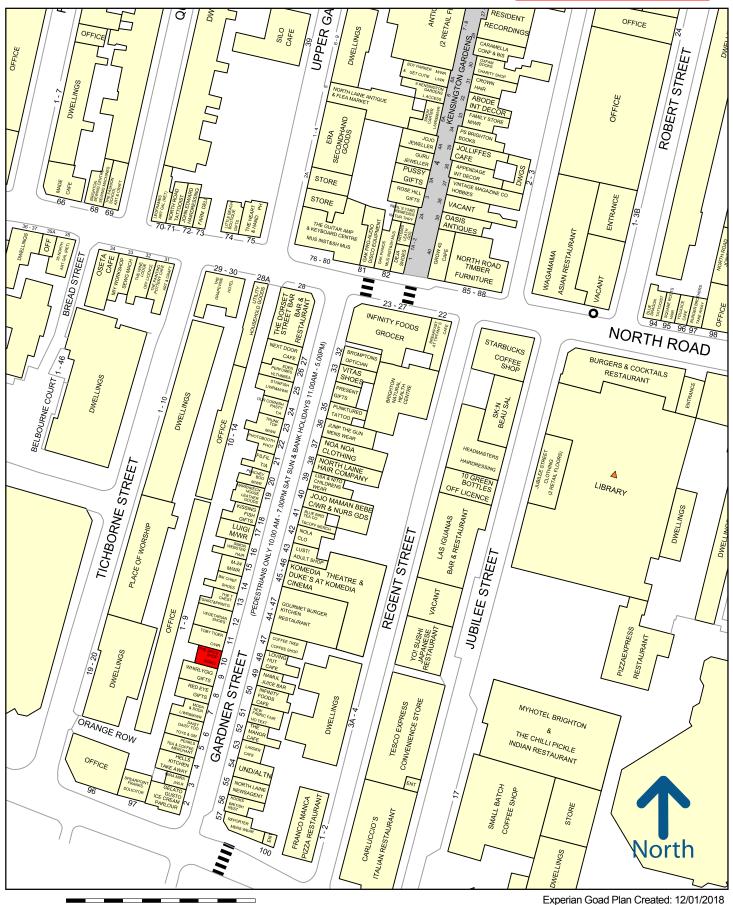
All measurements are approximate Rateable Value: £18,500 services and amenities not tested EPC applied for

## **OFFERS** are invited in the region of £450,000 for the FREEHOLD interest

Viewing by strict appointment with SOLE SELLING AGENT, GRAVES SON & PILCHER







50 metres

Map data

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