

# RARE FREEHOLD INVESTMENT PROPERTY CURRENTLY PRODUCING £32,340 PA EX

# FOR SALE



26 SYDNEY STREET

BRIGHTON BN1 4EP



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated in the heart of the central retail, hospitality, employment and entertainment area, forming part of the vibrant and diverse North Laine. The area benefits from high footfall, and there are numerous amenities close by, including restaurants, bars, hotels, car parks and frequent bus services. The seafront, railway station and Churchill Square shopping centre are within close proximity.

## Description

A rare opportunity to purchase this freehold mid-terrace mixed use property comprising ground and lower ground floor shop with self-contained one bedroom maisonette.

		Income	
<b>SHOP</b>			
Ground Floor :	279 ft <sup>2</sup> / 25.91 m <sup>2</sup>	Let for a term of 10 years from 22 April 2015	£18,000
Lower ground floor:	241 ft <sup>2</sup> / 22.38 m <sup>2</sup>		
Total Accommodation:	520 ft <sup>2</sup> / 48.29 m <sup>2</sup>		
<b>FLAT</b>			
Self-contained maisonette comprising living room and kitchen, bathroom and one bedroom.		Let on a AST from 21 April 2024 at a rent of £1,195 pcm. Council Tax Band A	£14,340
<b>Total Annual Income</b>			<b>£32,340</b>

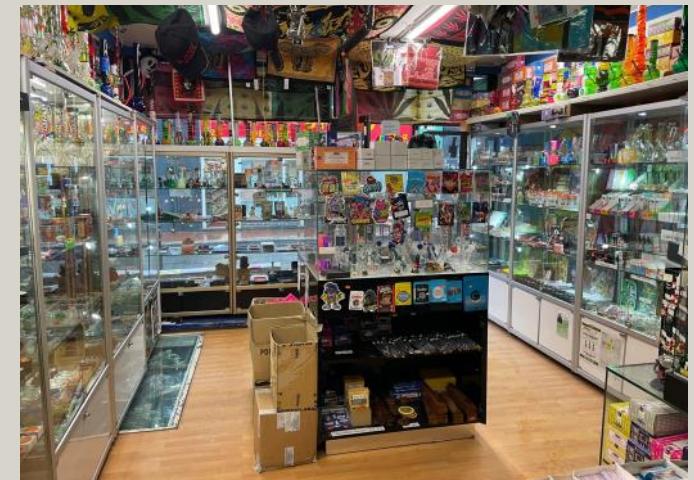
## Terms

Offers are invited in the region of **£550,000** for the freehold interest of the property (subject to existing tenancies).

**EPC Rating** Shop: D 61 Maisonette: C 69

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

measurements are approximate

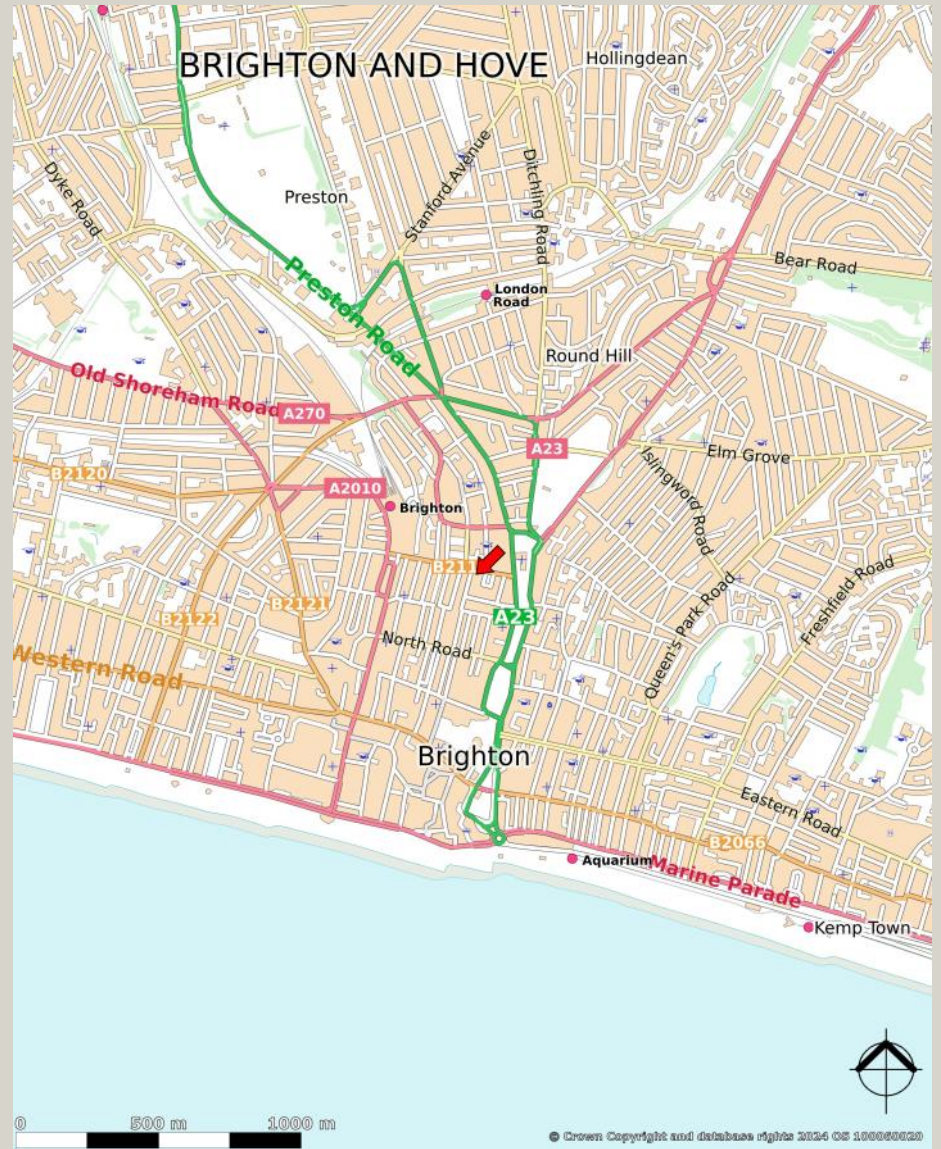
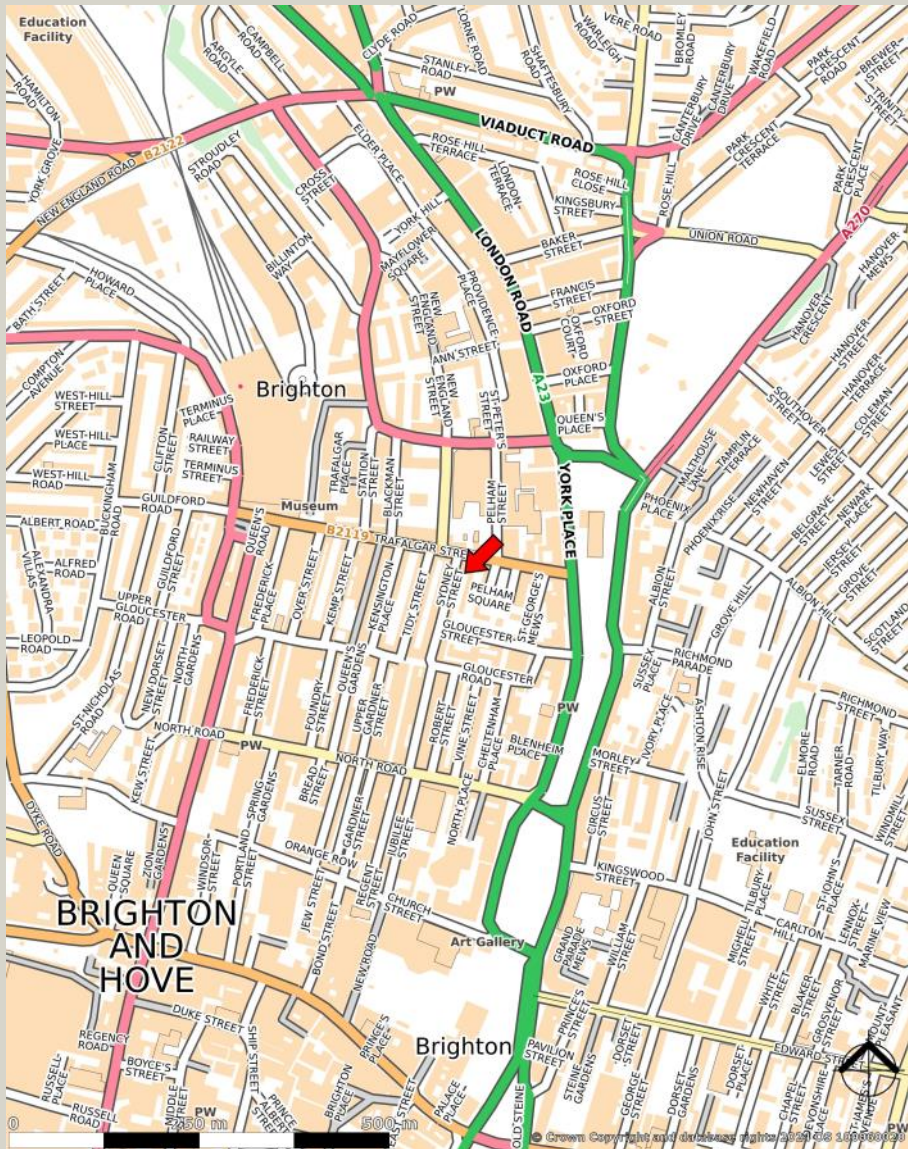


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