

lot 30

55 Western Road & 21 Clarence Square Brighton East Sussex BN1 2EB

Rent
£75,000
per annum
exclusive

**Freehold Retail & Residential
Investment**

- Ground and basement let to Creb Ltd, t/a Coffee Republic (with guarantee) until 2025
- Prominent corner position in an established retail area

- Approximately 140 metres from Churchill Square Shopping Centre
- Nearby occupiers include Santander, Topshop, H&M, Greggs and Primark
- 6 Week Completion Period Available



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£75,000
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Location

Miles: 23 miles south of Crawley
53 miles south of London
Roads: A27, A23, A270, A259, M23 (Junction 11)
Rail: Brighton Railway Station (55 minutes to London Victoria)
Air: London Gatwick (22 miles)

Situation

The property is situated in a prominent corner position on the southern side of Western Street, one of the town's principal retail thoroughfares, at its junction with Clarence Square. Nearby occupiers include Santander, Topshop, H&M, Greggs, HMV and Primark.

Description

The property comprises a ground floor café with ancillary and storage accommodation in the basement and residential accommodation on the first, second and third floors. The residential accommodation comprises 7 one bedroom flats and 2 studio flats. The residential accommodation is accessed via the side of Clarence Square.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

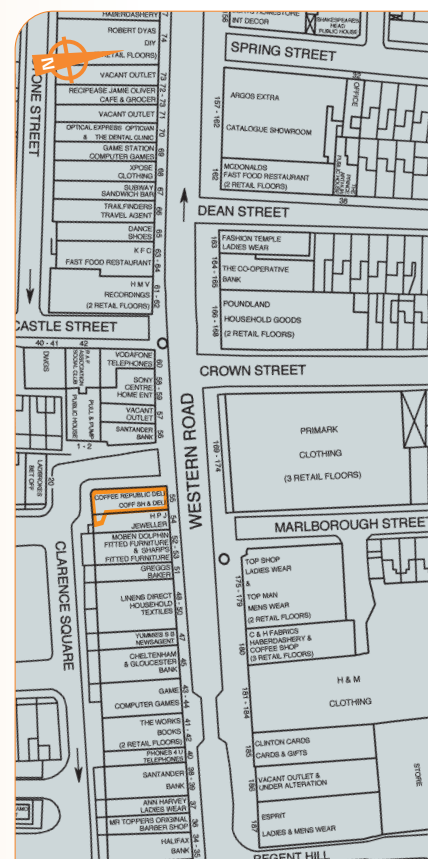
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	106.00 sq m (1,141 sq ft)	CREB LTD	15 years from 04/01/2010 until 03/01/2025 on a full repairing and insuring lease	£75,000	04/01/2015 and 04/01/2020
Basement	Storage/Ancillary	73.58 sq m (792 sq ft)	(t/a Coffee Republic) (with guarantee)			
First	Residential	Not Measured	INDIVIDUAL	9 individual 125 year leases each from 07/12/2006 until 06/12/2131	Peppercorn	
Second	Residential	Not Measured				
Third	Residential	Not Measured				
Totals		179.58 sq m (1,933 sq ft)			£75,000	

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