

## 77 Grand Parade Brighton, East Sussex BN2 9JA

lot 3

### Freehold Guesthouse Investment

- Entirely let to Pavilion Reach Limited on a 15 year lease until 2027
- Prominent position on Grand Parade opposite the Royal Pavilion
- Attractive 6 storey Georgian style guesthouse with 11 bedrooms and 7 bathrooms
- 5 minutes to the Brighton Pier and Seafront

Rent  
**£27,500**  
per annum  
exclusive



### Location

Miles: 55 miles south of Central London  
24 miles west of Eastbourne  
Roads: A23, A27, A26  
Rail: Brighton Rail Station  
Air: London Gatwick Airport (28 miles)

### Situation

The property is located on the east side of the A23 Grand Parade opposite the Royal Pavilion and close to the junction with Edward Street. Brighton city centre, The Lanes, the pier, seafront and railway station are all within a short walk from the property.

### Description

The property comprises an attractive Georgian style townhouse with 6 storeys of guesthouse accommodation. There are 11 bedrooms, 7 bathrooms and the current configuration can accommodate groups of up to 34 people. The property has views of the Royal Pavilion to the front and a small courtyard to the rear.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and may be required to provide identification on site.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Lower Ground	Guesthouse	32.70 sq m (352 sq ft)	<b>PAVILION REACH LIMITED (t/a Brighton Pavilion Gatehouse) (1)</b>	15 years from 13/11/2012 until 12/11/2027 (2)	£27,500	13/11/2017 and 13/11/2022
Ground		70.19 sq m (756 sq ft)				
First		56.27 sq m (606 sq ft)				
Second		59.65 sq m (642 sq ft)				
Third		59.65 sq m (642 sq ft)				
Fourth		45.84 sq m (493 sq ft)				
<b>Totals</b>		<b>324.30 sq m (3,491 sq ft)</b>			<b>£27,500</b>	

(1) The property trades as the Brighton Pavilion Gatehouse, please visit their website for further details. [www.brightonpaviliongatehouse.co.uk](http://www.brightonpaviliongatehouse.co.uk)

(2) There is a tenant's option to determine the lease on 12/11/2017 and 12/11/2022, requiring not less than 3 months notice in writing. There is a tenant's deposit of £6,875 held by the Landlord which is repayable 5 years from the commencement of the lease. Please refer to the legal pack for further details.

### For further details please contact:

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