

lot 30

52 Ship Street
Brighton, East Sussex BN1 1AF

Rent
£27,000
per annum
exclusive

Freehold Café Investment

- Entirely let to Dique Limited on a 15 year lease until 2024 trading as The Marwood Coffee Shop
- Attractive freehold building well located in Brighton's busy and popular Lanes

- Nearby occupiers include Fat Face Clothing, Heals Furniture, Watches of Switzerland, Browns Bar & Brasserie and TK Maxx



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 situated in the busy Lanes retail and leisure district of Brighton City Centre which has a good mix of well known retail and leisure operators together with successful independent traders. The property is adjacent to Fat Face Clothing in a characterful location typical of the area. Other occupiers include Heals Furniture, Watches of Switzerland, Browns Bar & Brasserie and TK Maxx.

Description

The property comprises an attractive 3 storey building with a coffee shop to the ground floor, additional customer seating and kitchen to the first floor and a second floor comprising ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Lower Ground	Ancillary	7.76 sq m (84 sq ft)	DIQUE LIMITED (t/a The Marwood Coffee Shop) (1)	15 years from 29/09/2009 until 28/09/2024 (2)	£27,000	29/09/2014
Ground	Retail	44.19 sq m (476 sq ft)				
First Floor	Retail/Ancillary	51.57 sq m (555 sq ft)				
Second Floor	Ancillary	43.08 sq m (464 sq ft)				
Totals		146.60 sq m (1,579 sq ft)			£27,000	

- (1) The property trades as the Marwood Coffee Shop. Please visit their website for further details. www.themarwood.com
- (2) There is a tenants deposit of £5,015 held by the Landlord, repayable at the end of the term. A Schedule of Condition is attached to the lease. Please refer to the legal pack for further details.

For further details please contact:

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