

lot 14

8 & 8A Duke Street, Brighton  
East Sussex BN1 1HA

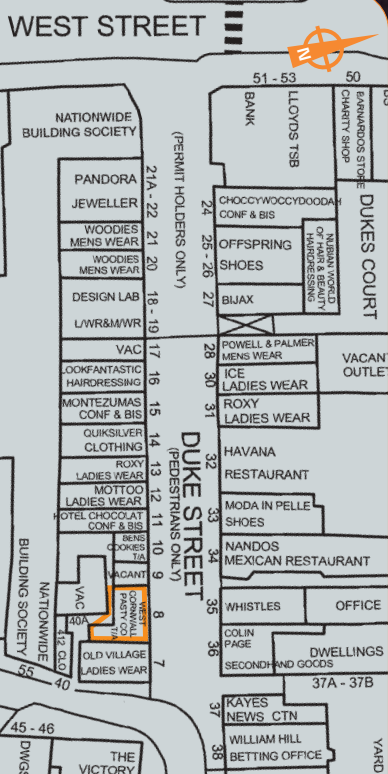
Rent  
**£59,000**  
per annum  
exclusive

Freehold Retail Investment

- Entirely let to West Cornwall Pasty Company
- Popular pedestrianised thoroughfare in the heart of Brighton city centre
- Nearby occupiers include Nando's, Whistles, William Hill, Nationwide Building Society and Lloyds Bank



On behalf of  
Joint LPA Receivers **Edward Symmons**



**Location**

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

**Situation**

The property is situated on the southern side of Duke Street, a popular pedestrianised thoroughfare linking West Street and the Churchill Square Shopping Centre with the Lanes. Nearby occupiers include Nando's, Whistles, William Hill, Lloyds Bank and Nationwide Building Society.

**Description**

The property comprises a GROUND FLOOR RETAIL UNIT with a further customer seating area on the first floor and STORAGE and STAFF ACCOMMODATION on the second floor.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Six Week Completion Available**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	35.34 sq m (381 sq ft)	<b>WEST CORNWALL PASTY CO LTD (1)</b>	15 years from 14/11/2002 on a full repairing and insuring lease	£59,000	14/11/2012 (13/11/2017)
First	Ancillary/ Storage	32.63 sq m (351 sq ft)				
Second	Staff/Storage	19.36 sq m (208 sq ft)				
<b>Totals</b>		<b>87.33 sq m (940 sq ft)</b>			<b>£59,000</b>	

(1) For the year ending 27th February 2009, West Cornwall Pasty Co Ltd reported a turnover of £24,967,000, pre-tax profits of £325,000 and a total net worth of £1,626,000. (Source: www.riskdisk.com 26/10/2010)

**For further details please contact:**

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