



RUPERT BURSTOW
Property Consultancy & Acquisitions

**HIGHLY REVERSIONARY
FREEHOLD RETAIL INVESTMENT
2 PRIME RETAIL OUTLETS
CURRENT INCOME £54,750
A FEW METRES FROM WAITROSE SUPERSTORE
FOR SALE**



**140 WESTERN ROAD
BRIGHTON, BN1 2LA**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email mail@rupertburstow.com www.rupertburstow.com

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Rupert Burstow and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Rupert Burstow nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



140 Western Road, Brighton, BN1 2LA

LOCATION

Situated in a highly prominent central position in the heart of Brighton's premier commercial thoroughfare of Western Road, the properties are situated on the north side of the road opposite the junction with Sillwood Road, a few metres from the Waitrose Superstore. The property is surrounded by numerous individual and multiple retailers in this bustling and thriving section of Brighton city centre.

ACCOMMODATION: The premises comprise two shops on ground and lower ground floors as follows:

140a WESTERN ROAD:

Front sales area:	Internal width:	20'3"
	Internal depth:	36'
	Front Sales Area:	729 sq ft (67.7 sq m)

Rear sales area:	27'3 x 12'8	346 sq ft (32.1 sq m)
-------------------------	-------------	-----------------------

Staff/Storeroom:	17'8" x 5'	93 sq ft
-------------------------	------------	----------

Office:	8'2" x 4'2"	34 sq ft
----------------	-------------	----------

Basement:	19'7" x 35'7"	698 sq ft
------------------	---------------	-----------

140b WESTERN ROAD:

Front sales area:	Internal width	16'9"
	Internal depth	34'7"
	Front Sales Area:	579 sq ft (53.8 sq m)

Middle sales area:	10'6" x 11'	115 sq ft (10.7 sq m)
---------------------------	-------------	-----------------------

Rear sales area:	24'6" x 14'	343 sq ft (31.7 sq m)
-------------------------	-------------	-----------------------

Office/Staffroom:	10'5" x 13'7"	141 sq ft
--------------------------	---------------	-----------

- Stainless steel sink
- W/C with hand wash facilities

Basement:	580 sq ft
------------------	-----------



TENANCIES:

140a: This unit is let to Sally Salon Services (registered number 01060763) incorporated in 1972. This is a well established company with last years audited accounts (30/09/07) showing a turn over of £70,843,000 and a net worth in the same year of £14,116,000.

This unit is held on a 23 year fully repairing and insuring lease from the 29th November 1990 (expiry 2013) with a passing rent of £28,250 per annum and 3 yearly rent reviews (next review November 2010) – Current ITZA (£41.46)

140b: This unit is let to the British Heart Foundation (registered number 00699547) incorporated in 1961 whose turnover is to be confirmed, but their last accounts dated 31/03/08 had a net worth of £64,471,000.

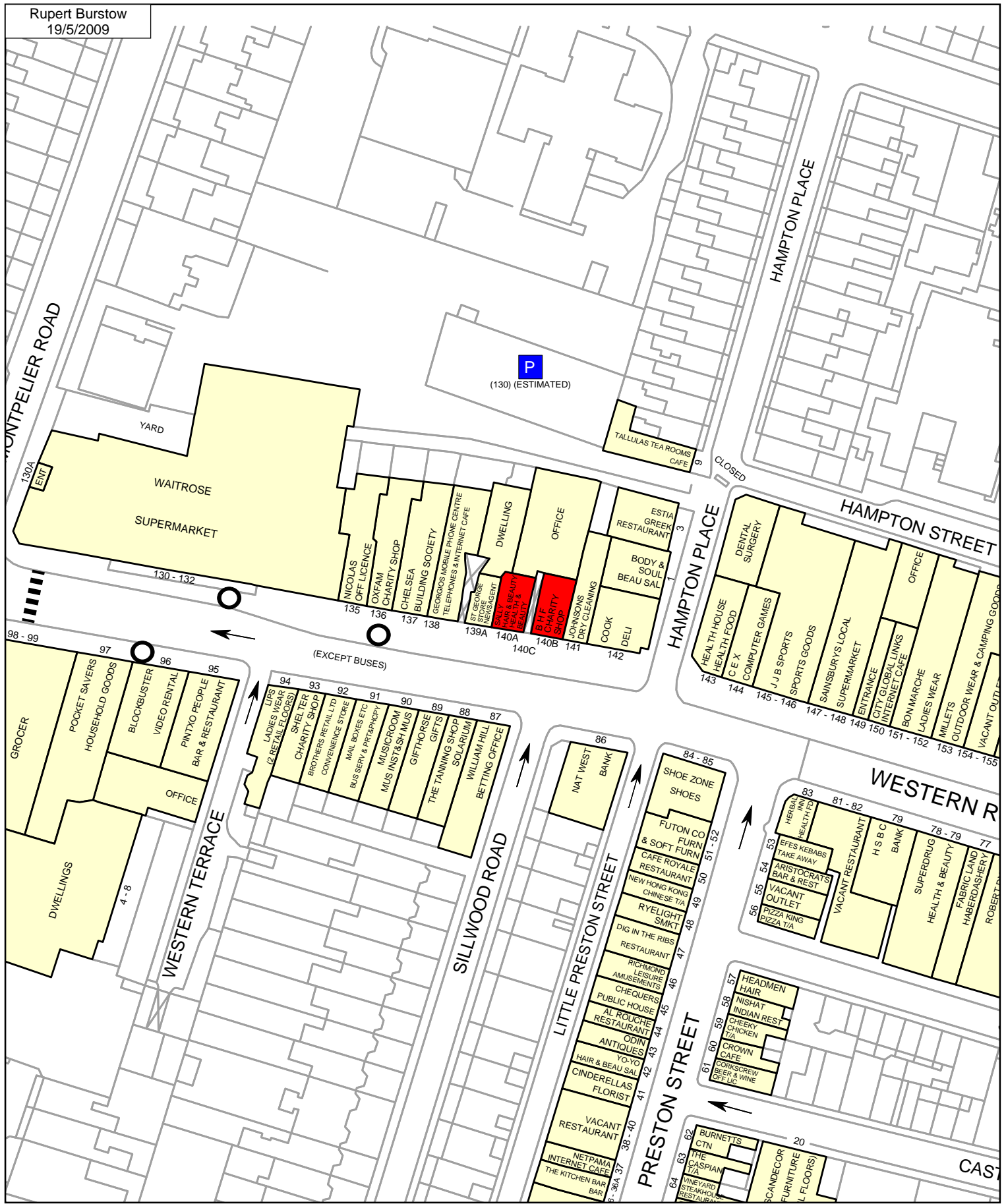
This property is held on a on a 25 year fully repairing and insuring lease from 18th January 1993 (expiring 17th January 2018) with a passing rental of £26,500 per annum with 5 yearly upward only rent reviews (next review January 2013) Current ITZA (£44.57)

The last rent reviews on each of the 2 leases remain outstanding

TOTAL CURRENT INCOME £54,750 per annum exclusive

MARKET RENT	It is estimated that the current market zone A rental in this location in the region of £60 - £65 – purchaser to make their own enquires
TENURE	FREEHOLD
PRICE	Guide price £800,000
VAT	No VAT is applicable on the sale in this instance
LEGAL FEES	Each party to bear their own legal fees
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111

Rupert Burstow
19/5/2009



goad plans.co.uk
For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2007 Experian Ltd All Rights Reserved

This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2007. Licence number PU 100017316.

Mapping sourced from **Ordnance Survey**

For full terms & copyright conditions visit www.goadplans.co.uk

50 metres