

**EXCITING OPPORTUNITY AVAILABLE FOR A  
LIMITED TIME PERIOD ONLY!**

**COMMERCIAL INVESTMENT AND  
RESIDENTIAL REFURBISHMENT  
OPPORTUNITY**

**(PLANNING PERMISSION AND BUILDING  
REGULATIONS OBTAINED)**

**BRIGHTON CITY CENTRE**

**FOR SALE**



**21 QUEENS ROAD  
BRIGHTON  
BN1 3XA**

## 21 QUEENS ROAD, BRIGHTON BN1 3XA

<b>LOCATION</b>	Situating in a most central position in Brighton City centre between Brighton's mainline railway station and the clock tower. The property is situated on the west side of the road, close to the junction with Church Street in an elevated and prominent position and being surrounded by numerous multiple and individual retailers including Boots, Danmarks, Mountain Warehouse to name but a few.	
<b>ACCOMMODATION</b>	The premises comprise a four storey building currently/previously with D1 (Medical) planning:	
<b>GROUND FLOOR:</b>	Internal width	13 ft
	Internal Depth	26 ft
	<b>Total Sales area</b>	<b>395 sq ft (37 sq m)</b>
<b>REAR OFFICE</b>	16 x 8'7" (138 sq ft)	
<b>W/C</b>	Separate W/C with hand wash facilities	
<b>EXTERNAL</b>	Small courtyard area	
<b>FIRST FLOOR:</b>		
<b>HALF LANDING</b>	12'4" x 8'3" (103 sq ft)	
	<ul style="list-style-type: none"> <li>• Stainless steel sink</li> </ul>	
<b>BATHROOM</b>	W/C, sink and bath	
<b>MIDDLE ROOM</b>	9'9" x 8'4" (81 sq ft)	
<b>FRONT</b>	17'7" x 14'6" (226 sq ft)	
	<b>Total first floor accommodation</b>	<b>408 sq ft</b>
<b>SECOND FLOOR</b>		
<b>FRONT</b>	15'5" x 14'2" (218 sq ft)	
<b>REAR</b>	9'4" x 10'10" (101 sq ft)	
	<b>Total second floor accommodation</b>	<b>319 sq ft</b>
<b>BASEMENT</b>	14'5" x 15'8" (226 sq ft) – (limited head height)	
<b>GROUND FLOOR SHOP AND BASEMENT</b>		
<b>TENANCY</b>	A new lease has been agreed with the existing tenant as follows:	
<b>TERM</b>	A Four year internal repairing and insuring lease to be made outside of the Landlord and Tenant Act 1954	
<b>Rent</b>	Years 1 – 3    £14,000 per annum exclusive Year 4            £14,500 per annum exclusive	

**Break clause** A tenants only break clause at the end of the second year whereby 6 months prior notice must be provided

**Guarantors** 2 Personal guarantors plus £1000 rent deposit

## RESIDENTIAL UPPER PARTS

The upper parts are currently let at an income of £975 p.c.m and notice has been provided to obtain vacant possession on 20<sup>th</sup> February 2010, although the tenant would like to stay if offered a new tenancy.

## PLANNING / REFURBISHMENT

Planning permission and building regs have been obtained to create a 3 bedroom maisonette (as existing). The premises need a new kitchen and bathroom, internal decoration, front exterior renovation and building regs.

The flat estimated end value £275,000 - £300,000 as suggested by 3 local agents

The shop has the benefit of planning for A2/A1 consents

**TENURE** Freehold

**PRICE** Offers invited in the region of £379,000 until 20<sup>th</sup> February 2010 whereby works shall be commenced (estimated cost of work £20 – 25,000)

**VAT** VAT is not applicable on the sale

**LEGAL FEES** Incoming tenant to bear both parties legal costs

**VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**

