



RUPERT BURSTOW
Property Consultancy & Acquisitions

FREEHOLD INVESTMENT

APPROX. 7% YIELD

FOR SALE



238 EASTERN ROAD
BRIGHTON
BN2 5JJ

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LOCATION Situated on the southern side of Eastern Road between Rock Street and St Marks Street. The surrounding area is a densely populated residential area. Brighton Marina is a short distance to the East and St Georges Road and St James Street which are the main commercial thoroughfares of Kemp Town are close by to the West.

ACCOMMODATION The premises comprise a small lock up Kiosk as follows:

KIOSK:

Internal width 17'4"
Internal depth 13'5"

- Kitchenette
- Currently fitted as a newsagents

TENURE Freehold

LEASE Currently let on a 7 year lease from 31st January 2008 paying £6,250 per annum.

PRICE Offers invited in the region of £89,950 for the freehold investment

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Each to bear both parties legal costs

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

