



RUPERT BURSTOW
Property Consultancy & Acquisitions

STRICTLY PRIVATE & CONFIDENTIAL

SUPERB CITY CENTRE OFFICE

(A FEW METRES FROM BRIGHTON MAINLINE RAILWAY STATION)

2461 SQ FT (226 M²) + PARKING

FOR SALE

PART LET & PART VACANT

(CURRENT INCOME £28,693 pax / **FULLY LET £40,793 pax**)



**2 FREDERICK TERRACE
FREDERICK PLACE
BRIGHTON
BN1 1AX**



2 FREDERICK TERRACE, FREDERICK PLACE, BRIGHTON BN1 1AX

LOCATION Situated in a highly accessible city centre location a few metres from Brighton's main line railway station. This mixed use location is on the edge of Trafalgar Place, the new major station development, Queens Road and the famous North Laine conservation area it therefore provides superb access by car or by public transport and the premises is surrounded by numerous cafes, restaurants, bars and retail outlets.

ACCOMMODATION The premises comprise a modern mid terrace building on three floors with on site car parking spaces as follows:

| | |
|----------------------------|------------------------------|
| GROUND FLOOR | 890 sq ft (82 sq m) |
| FIRST FLOOR FRONT | 365 sq ft (34 sq m) |
| FIRST FLOOR REAR | 418 sq ft (38 sq m) |
| SECOND FLOOR FRONT | 365 sq ft (34 sq m) |
| SECOND FLOOR REAR | 418sq ft (38sq m) |
| TOTAL ACCOMMODATION | 2456 sq ft (226 sq m) |

- Carpet tiles
- New fitted kitchen on ground floor
- 2 parking spaces to the front
- WC's on every floor
- Rear patio/garden on ground floor
- Shower cubicle second floor

TENANCIES

| 2 Frederick Terrace | | Inclusive | | |
|---------------------|------------------|--------------------------|---------|----------|
| Tenant | Income | Inclusive/Exclusive | Term | End date |
| Paloma Systems | £15,493.32 | RENT EXCLUSIVE | 2 years | 24/12/12 |
| Sky Communications | £13,200 | RENT EXCLUSIVE | 1 Year | 01/07/11 |
| Second Floor | £12,000 | RENT EXCLUSIVE (assumed) | vacant | vacant |
| Total amount | £40793.32 | | | |
| | | | | |
| | | | | |

TENURE FREEHOLD

PRICE £475,000

VAT VAT is not chargeable on the terms quoted.

LEGAL FEES Each party to be responsible for their own legal fees

VIEWING Strictly via a prior appointment through sole agent:

Rupert Burstow Ltd
Tel: 01273 731111

