



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**STRICTLY PRIVATE & CONFIDENTIAL**

**SUPERB CITY CENTRE OFFICE**

(A FEW METRES FROM BRIGHTON MAINLINE RAILWAY STATION)

**2461 SQ FT (226 M<sup>2</sup>) + PARKING**

**FOR SALE**

**FULLY LET**

(CURRENT INCOME £63,300 pa inc)



**5 FREDERICK TERRACE  
FREDERICK PLACE  
BRIGHTON BN1 1LH**



## 5 FREDERICK TERRACE, FREDERICK PLACE, BRIGHTON BN1 1LH

**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:

<b>GROUND FLOOR</b>	<b>890 sq ft (82 sq m)</b>
<b>FIRST FLOOR FRONT</b>	<b>365 sq ft (34 sq m)</b>
<b>FIRST FLOOR REAR</b>	<b>418 sq ft (38 sq m)</b>
<b>SECOND FLOOR FRONT</b>	<b>365 sq ft (34 sq m)</b>
<b>SECOND FLOOR REAR</b>	<b>418sq ft (38sq m)</b>
<b>TOTAL ACCOMMODATION</b>	<b>2456 sq ft (226 sq m)</b>

- 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 on second floor

### TENANCIES

5 Frederick Terrace		Inclusive		
Tenant	Income	Inclusive/Exclusive	Term	End date
Darwin Consultants	£18,600.00	RENT INCLUSIVE	3 years	03/03/2011
Impossible TV	£11,520.00	RENT INCLUSIVE	2 Years	25/03/2012
Cyprop	£12,180.00	RENT INCLUSIVE	1 year	15/02/2011
Second Floor	£21,000.00	RENT INCLUSIVE	6 month	01/02/2011
<b>Total amount</b>	<b>£63,300.00</b>			

**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**

