



RUPERT BURSTOW
Property Consultancy & Acquisitions

INVESTMENT/DEVELOPMENT OPPORTUNITY PRODUCING EXCELLENT INCOME FOR SALE



**LAND REAR OF
90 SHAFTESBURY ROAD,
BRIGHTON, BN1 4NF**

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LOCATION Situated in a densely populated residential area of Brighton close to the main A23 London Road. The site is accessed via a private road which runs between two terraced houses half way down Shaftesbury Road on the east side of the road. London Road Station is a short walking distance away.

ACCOMMODATION The site comprise of 2 x 2 storey business units and 12 x single storey garages as follows:

Unit	Approximate Size	Annual Rent
90a Shaftesbury Road	1030 sq ft (96 M ²)	£15,900
90b Shaftesbury Road	1225 sq ft (114 M ²)	£11,400
Unit C1	125 sq ft (12 M ²)	£400
Garage D	125 sq ft (12 M ²)	£1,040
Garage E	125 sq ft (12 M ²)	£1,040
Garage F	125 sq ft (12 M ²)	£1,040
Garage G	125 sq ft (12 M ²)	£1,040
Garage H	125 sq ft (12 M ²)	£1,040
Garage J	125 sq ft (12 M ²)	£1,040
Garage K	125 sq ft (12 M ²)	£1,040
Garage L	125 sq ft (12 M ²)	£1,040
Garage M	125 sq ft (12 M ²)	£1,040
Garage N	125 sq ft (12 M ²)	£1,040
Garage O	125 sq ft (12 M ²)	£1,040
Total Income		£40,180
Expenses		
Business Rates		£4,462
Total Net Income		£35,718

The units are currently all held on short term licences

TENURE Freehold

PRICE Offers in the region of £400,000 (four hundred thousand pounds)

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Both parties to bear their own legal costs

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

