



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

OFFICE/SHOP (A2/A1) PREMISES  
ENTIRE FREEHOLD FOR SALE (TO  
INCLUDE ONE BEDROOM S/C INCOME  
PRODUCING FLAT) WITH  
PARKING TO THE REAR  
FOR SALE



116 LUSTRELLS VALE  
SALTDEAN BN2 8FB

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## 116 LUSTRELLS VALE, SALTDEAN BN2 8FB

**LOCATION** The property is situated in a central position on the north side of the busy Lustrells Vale commercial thoroughfare. Lustrells Vale is situated between Saltdean Vale and Bishopstone Drive in a central position just north of Saltdean Lido and close to the A259 (Marine Drive coast road).

**ACCOMMODATION** The premises comprise a ground floor office/shop premises offered in good order with rear office and parking as follows:

**Office/shop:** Gross frontage: 21 ft  
Internal width: : 19'6" ft  
Internal depth: 21'8" ft

**Total Area: 423 sq ft (39 sq m)**

- Carpeted
- Gas fire central heating
- Alarm
- Three phase electricity
- Suspended ceiling with recess strip lighting
- Networked

**WC** WC with hand wash facilities

**Rear office:** Internal width: : 9'9" ft  
Internal depth: 8" ft

**Total Area: 77 sq ft (7 sq m)**

**Kitchenette:** Kitchenette area with hot and cold water.  
Access to:-

**Rear Yard/parking:** Suitable for 2 cars (in tandem)

**Residential Accommodation:** There is a spacious self-contained one bedroom flat at first floor level (with the possibility to convert to a two bedroom flat) with two car parking spaces in tandem (uninspected). The accommodation is currently let to Brighton & Hove City Council with a three year term from September 2007 at a rent of £560 per calendar month.

**LEASE DETAILS** The property is held on a 3 year FRI lease with rental levels as follows:

Year 1 - £6,000 pax  
Year 2 - £7,000 pax  
Year 3 - £7,000 pax

**TENURE** Freehold

**FREEHOLD** The entire freehold to include the residential accommodation is available and offers are invited in the region of £245,000.



**VAT** VAT may be chargeable on the terms quoted

**LEGAL FEES** Each party is to pay their own legal costs incurred

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