



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 £42,300 pa inc / **FULLY LET £66,480 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:

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 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
SFF + Parking	£12,840.00	RENT INCLUSIVE (assumed)	vacant	vacant
SFR	£11,700.00	RENT INCLUSIVE (assumed)	vacant	vacant
Total amount	£66,840.00			

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

