



CARR & PRIDDLE

01273 208010

EXECUTORS' SALE Corner Freehold Shop with Long Leasehold Flats 107 Havelock Road, Brighton BN1 6GL

LOCATION:

The property is located on gently rising ground forming part of The Stanford Estate and located in the popular Preston Park Conservation Area close to Five Ways, Brighton.

DESCRIPTION:

An end terrace corner property forming part of a terrace of local shops with residential upper and adjoining residential properties. A typically constructed building ranged over three floors with rendered elevations, bay front to first floor with a traditional shop front to the ground floor all under an interlocking tiled roof.

ACCOMMODATION:

The building is at present formed as a bachelor flat and a three bed first floor flat. The ground floor is currently a shop/office used within recent years as a gallery and teaching space.

| SHOP | IMPERIAL | METRIC |
|--------------------|-----------|-----------|
| Gross Frontage | 20'7" | 6.27 m |
| Net Frontage | 9'3" | 2.81 m |
| Internal Width | 15'6" | 4.72 m |
| Shop Depth | 26'4" | 8.04 m |
| Ground Floor Sales | 408 sq ft | 40 sq m |
| Rear Area | 204 sq ft | 19 sq m |
| Rear Side Area | 285 sq ft | 26.5 sq m |
| WC & Garden | | |

RATES:

Rateable Value: £4,150 UBR 48.0p (April 2018/2019).
Small Business Multiplier

RESIDENTIAL LEASEHOLD INTERESTS:

Basement Flat is a bachelor flat sold on a 99 year lease from 24 June 1989 at an initial ground rent of £50 per annum, rising in 2022 to £150 pa. Approximately 69½ years unexpired.

First Floor Flat has been sold on a 125 year lease from October 2015 at an initial ground rent of £250pa. Comprising 3 bedrooms, lounge, bathroom & shower room.

NB: The residential units have not been internally inspected.

PRESENT INCOME : £300pax



OFFERS ARE INVITED IN EXCESS OF £135,000 FOR THE FREEHOLD INTEREST WITH VACANT POSSESSION OF THE SHOP AND SUBJECT TO THE LONG LEASEHOLD INTERESTS.

LANDLORD & TENANT ACT 1987 (AS AMENDED)

Section 5 Notices will be served once terms have been agreed.

ENERGY PERFORMANCE CERTIFICATE:

An EPC of the vacant shop is being commissioned.

LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

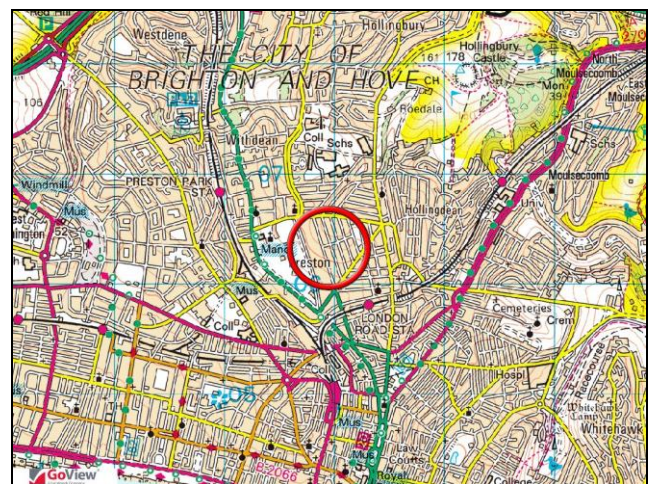
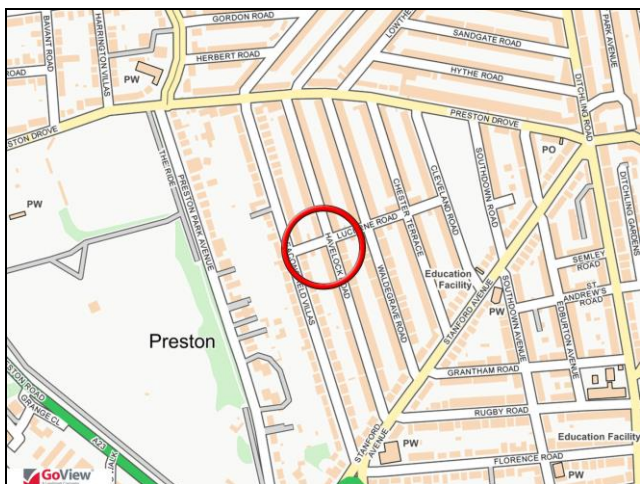
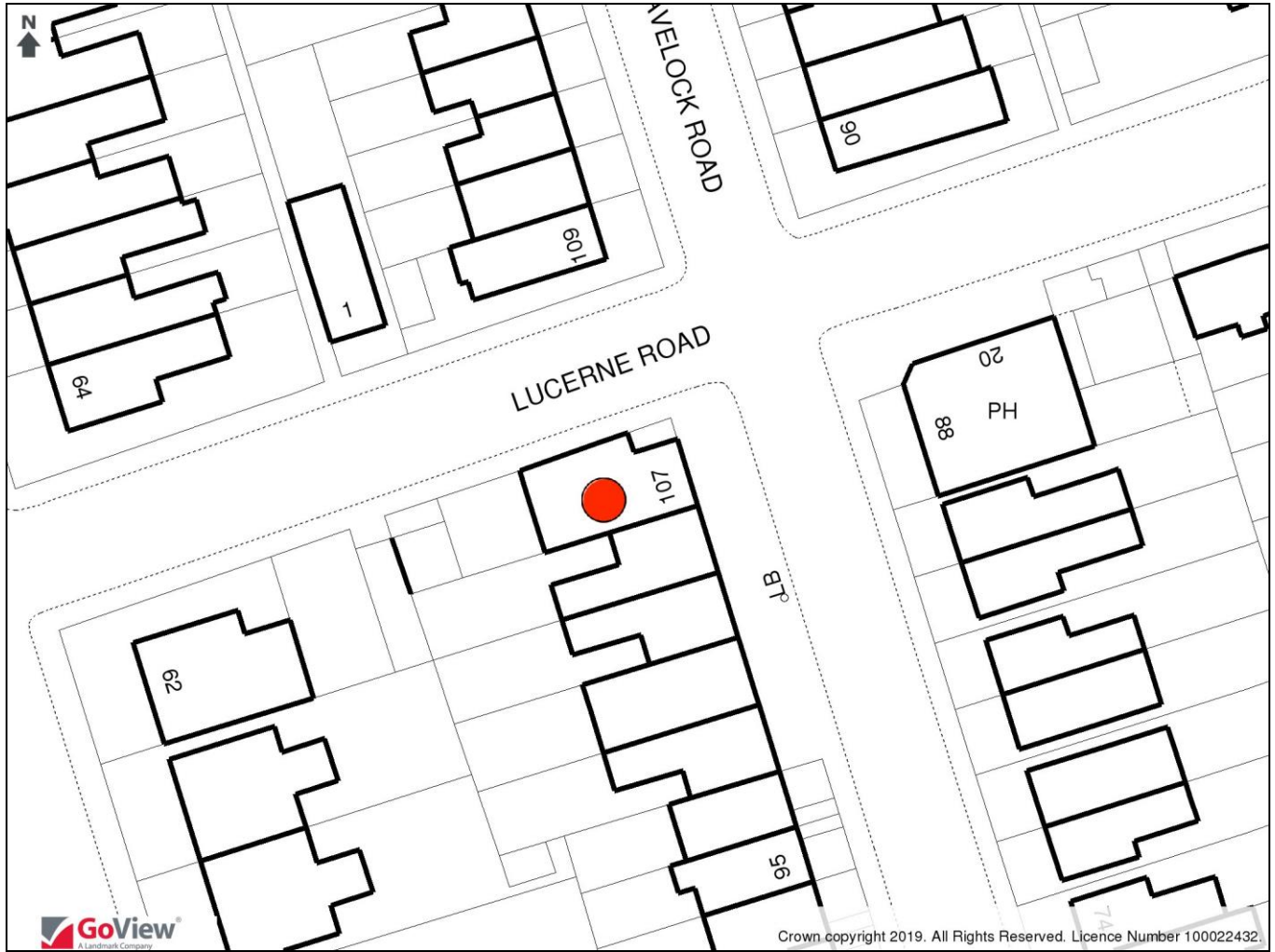
VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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