



**RETAIL INVESTMENT
& LONG LEASEHOLD FLAT GROUND RENT
FREEHOLD FOR SALE**

- Established commercial area
- Close to Boundary Road
- Cafe premises
- OIRO £200,000

LOCATION

The property is situated close to the junction of North Street and Boundary Road in an established commercial location to the west of Brighton & Hove just north of the A259 Coast Road.

Boundary Road is the main nearby retail area (9 mins, 0.4 miles) with occupiers including Tesco, Specsavers, Londis and Superdrug.

Portslade railway station is 12 mins (0.5 miles) and the A270 (Old Shoreham Road) is to the north (0.7 miles).

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN41 1DH.

DESCRIPTION

The property comprises ground floor cafe premises with open plan customer seating leading to kitchen and rear store & W.C.

The self contained first and second floor comprises a maisonette sold off on long lease (see Tenancies).

ACCOMMODATION	sqft	sq m
Ground Floor	665	61.8

TENURE

Freehold subject to tenancies.

PRICE

Offers in the region of £200,000.



VAT

We are advised that the property is not elected for VAT.

TENANCIES

Ground Floor 3 & 5 North Street: A lease for a term of ten years dated 2nd April 2020. Passing rent (from April 2025 rent review) £13,000 per annum exclusive, lease expiry 1st April 2030.

First Floor, 5 North Street: Sold off on long lease dated 24th July 1989 for a term of 125 years from 29th September 1989. Current ground rent £100 per annum.

BUSINESS RATES

Rateable Value £9,300 UBR 49.9 p (Apr 2025/26).

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 0270-8223-0330-3650-4054 , rated 64 C, valid until 25th March 2030.

LEGAL COSTS

Each side will be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

CONTACT US

To book a viewing or receive further information, please get in touch.



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