



## 27 DUKE STREET BRIGHTON, BN1 1AG

GUIDE PRICE £875,000+  
FREEHOLD

**\*\*For Sale by Auction 28th February\*\*** A substantial, recently refurbished five storey freehold mixed-use investment comprising a shop with large residential element. The shop is let on a 5 year lease from January 2023 at a rent of £30,000pa with the residential element having been run as a successful holiday let business. Further details on the operation of the holiday let business can be provided on request, although the seller has had income of approximately £74,000 over a 12 month period. The property is situated in a prime central location and would therefore make a ready made income producing investment. Please refer to the legal pack for further information.

**Nicholas  
James**

SALES LETTINGS AUCTIONS



# Duke Street, Brighton, BN1

Approximate Area = 2291 sq ft / 212.8 sq m  
 Limited Use Area(s) = 23 sq ft / 2.1 sq m  
 Total = 2314 sq ft / 214.9 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

Nicholas  
 James  
 SALES LETTINGS AUCTIONS