



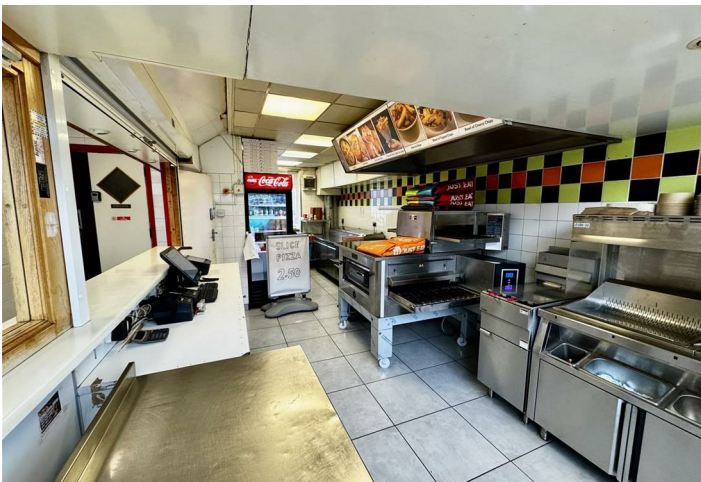
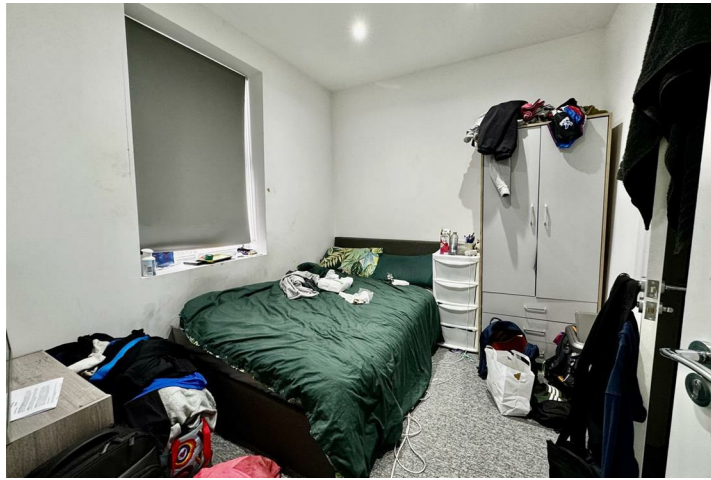
**48A LEWES ROAD**  
**BRIGHTON, BN2 3HW**

**£350,000**  
**FREEHOLD**

A freehold mixed-use investment producing £33,700 per annum. The building is arranged as a retail unit over ground and basement let at £17,500 per annum, with access to the rear courtyard, and a 2 bedroom maisonette, both with en-suite shower rooms, let at £16,200 per annum. The property is well situated on Lewes Road, close to the junctions with St Mary Magdalene Street and St Paul's Street, both university campus' and Brighton City Centre. The property is presented in good decorative condition and offers an opportunity for a high yielding incoming producing investment.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS

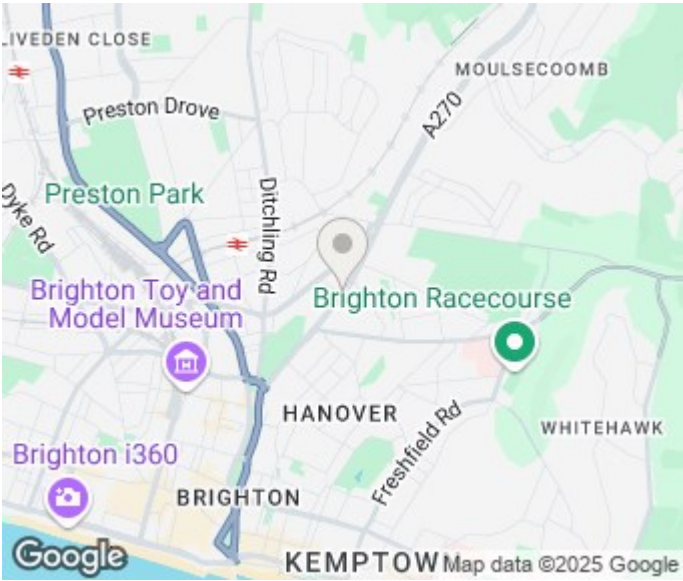












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Hove Sales  
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