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2 Hollingbury Place, Brighton, BN1 7GE  
FREEHOLD INVESTMENT FOR SALE: CORNER RETAIL/OFFICE PREMISES  
WITH SELF-CONTAINED RESIDENTIAL ACCOMMODATION

# LOCATION

This property is located on a prominent corner of Hollingbury Place and Hollingdean Terrace, within a bustling local parade of shops, food establishments, and offices that cater to the needs of the surrounding community. Among the current occupiers are Blakes Post Office, Harpers Pharmacy, Mulberry's off licence, and a popular fish and chip shop, among others.

Hollingbury is primarily a densely populated residential suburb of Brighton, conveniently situated near the main A270 Lewes Road. Additionally, the property is within walking distance of the vibrant Fiveways area and Ditchling Road, both of which are popular destinations for locals and visitors alike.



## Description

An impressive two-storey corner freehold property forming part of a Parade of shops serving the local community and beyond.

Fully let and income producing from ground floor commercial lease, residential tenancy over, plus forecourt and rear yard area.

## Key Features

- Ideal Freehold Investment
- Busy Trading Location
- Prominent Corner Building
- Fully Let and Income Producing - £19,800pa rising to £21,800pa in 2026

## Accommodation

### Ground Floor

Gross Window and Side Frontage: 28ft

Internal Width: 21'3"

Total Shop Depth: 29'4"

### Total Commercial Accommodation: 340 sq ft (31.6 m2)

Divided into three partitioned sections, this property boasts a well-designed layout that includes a fully equipped galley kitchen positioned at the rear. The interior is well-kept with contemporary conveniences such as fitted carpets, gas-fired central heating, stylish strip and spot lighting, and double-glazed windows.

In addition, a practical rear courtyard area accompanies the flat, adding an extra dimension of utility and charm to the space.

**Residential Accommodation** with self-contained access from Hollingdean Terrace.

### First Floor

Living Room: 10' 19" x 10' 01" – with bay window overlooking Hollingdean Place.

Kitchen: 13' 38" x 9' 95" – galley kitchen fitted with floor cupboards.

Bathroom: 8' 6" x 4' 85" – fitted with bath, WC and sink.

Bedroom: 11' 82" x 11' 06" – with a large window at the rear of the property

## Tenancy Information



## Ground Floor

Commercial ground floor – leased to Brighton Funeral Directors Ltd trading as Brighton Family Funeral Services on a lease for a term of 12 years from October 2023 at a rent of £9,000 per annum, exclusive, rising to £11,000 per annum, exclusive in 2026.

Tenant to hold the option to determine the lease at the anniversary every 3rd Year - subject to the tenant giving no less than 6 months' written notice.

The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).

## First Floor

Residential first floor – let on a Shorthold Tenancy at £900 per calendar month - £10,800 per annum.

**Total Current Rental Income: £19,800pa rising to £21,800pa in 2026.**

## Terms of Sale

Auction Sale - on 25th September

Price – Offers in the region of of £285,000 (two hundred and eight five thousand pounds), for the freehold interest and subject to any current tenancies and income.

A purchase at this level would provide for a Gross Initial Yield of 7% rising to 7.65% in 2026.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £5,000.00
- Rates Payable:
- Valid from: April 2023 (current)

## VAT

The property is not elected for VAT.

## Legal & Professional Costs

Each party is to pay for their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins (01273 701070).















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