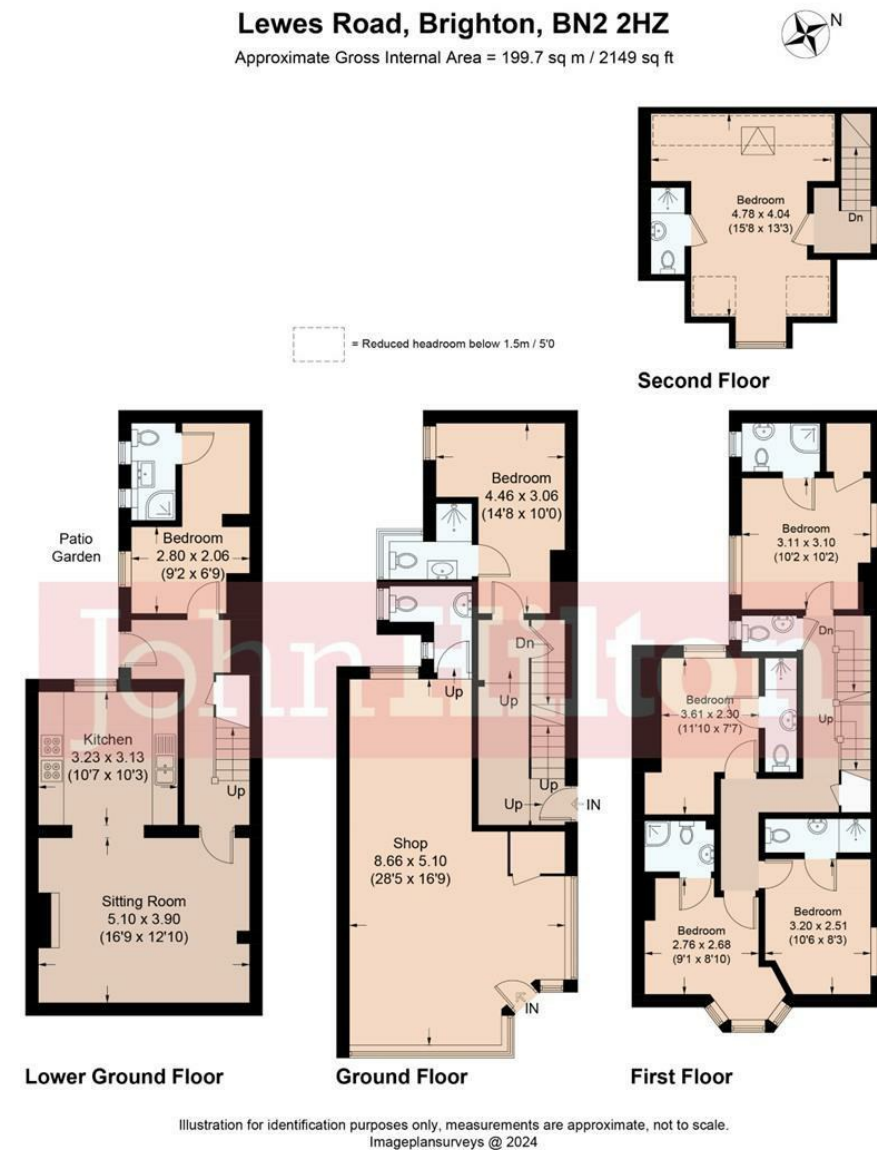


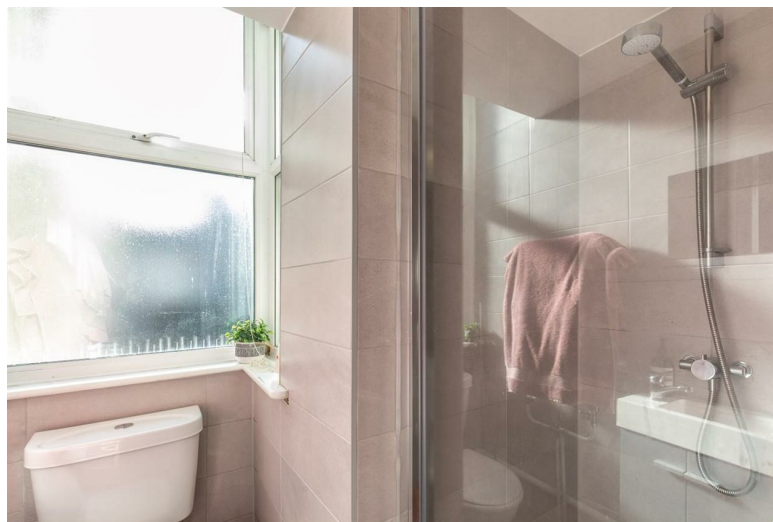


Total Area Approx 2149.00 sq ft

74 & 74a Lewes Road, Brighton, BN2 3HZ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£725,000 Freehold



74 & 74a Lewes Road Brighton, BN2 3HZ

*** GREAT INVESTMENT OPPORTUNITY ***

A mixed commercial/residential FREEHOLD investment which consists of a commercial unit on the ground floor and a cleverly configured seven bedroom HMO, all with en-suite showers, arranged over four levels. The HMO is let until 23/8/26 at £5,000 pcm (£60,000 per annum) and the shop generates just under £13,500 per annum, producing a combined annual income of £73,500. The property is well-maintained, generously sized and situated in a prime high street location for student letting amongst a busy shopping thoroughfare, with easy access into the city centre and out to the universities.

GROUND FLOOR:

Commercial Unit

8.66m x 5.10m (28'4" x 16'8")
Entrance is on corner of Lewes Road and Inverness Road. Includes separate WC with wash basin and low-level WC.

HMO

Entrance is on Inverness Road, with stairs to upper and lower levels.

Bedroom (Rear) & En-Suite Shower

4.46m x 3.06m (14'7" x 10'0")

LOWER GROUND FLOOR:

Spacious open-plan sitting room and kitchen, comprising:

Sitting Room

5.10m x 3.90m (16'8" x 12'9")
Opening through to:

Kitchen

3.23m x 3.13m (10'7" x 10'3")

Patio Area

Brick paved with walled and fenced boundaries.

Bedroom (Rear) & En-Suite Shower

2.80m x 2.06m (9'2" x 6'9")

FIRST FLOOR:

Bedroom (Rear) & En-Suite Shower

3.11m x 3.10m (10'2" x 10'2")

Separate WC

Bedroom (Rear) & En-Suite Shower

3.61m x 2.30m (11'10" x 7'6")

Bedroom (Front) & En-Suite Shower

2.76m x 2.68m (9'0" x 8'9")

Bedroom (Front) & En-Suite Shower

3.20m x 2.51m (10'5" x 8'2")

SECOND FLOOR:

Bedroom & En-Suite Shower

4.78m x 4.04m (15'8" x 13'3")



Commercial EPC: 41 (B)

Residential EPC:

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	56	71
EU Directive 2002/91/EC		

Council Tax Band: B

- GREAT INVESTMENT OPPORTUNITY
- Mixed Commercial/Residential Freehold
- Commercial Unit Let at <£13,500 PA
- Seven Double Bedroom HMO Let Until 23/8/26 at £5,000 pcm
- Combined Income of £73,500 PA
- All Bedrooms with En-Suites
- Cleverly Configured & Well-Maintained Accommodation
- Prominent High Street Location in Popular Student Area
- On Bus Route to City Centre & Universities
- EPCs: Commercial 41 (B) / HMO 56 (D)