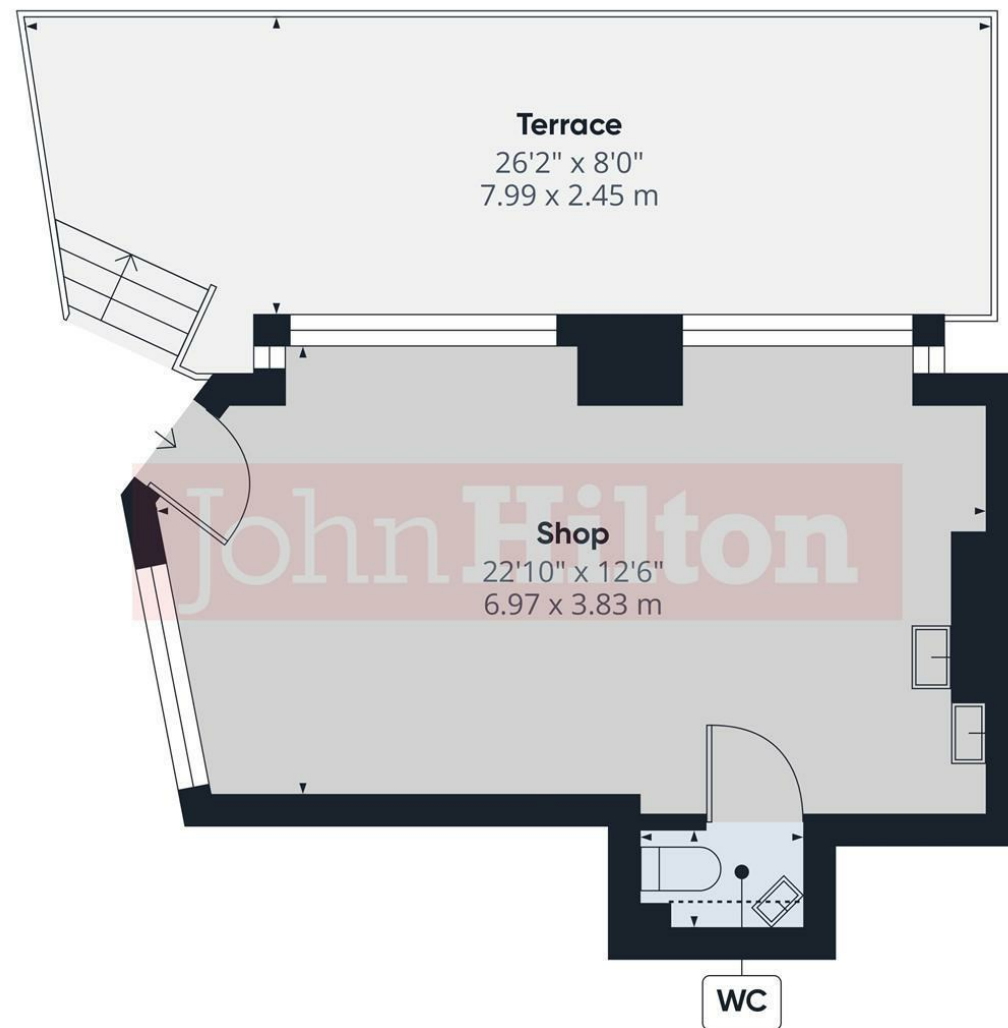


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Est 1972



Total Area Approx 311.29 sq ft

Commercial Unit, 124 Elm Grove, Brighton, BN2 3DB

To view, contact John Hilton:
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Commercial Unit Ground Floor 124 Elm Grove Brighton BN2 3DB

IDEAL INVESTMENT OPPORTUNITY

A commercial shop unit which is situated on the edge of Hanover in a busy thoroughfare, with a current commercial lease to a well-established and successful local business running until May 2035 at £12,000 per annum.

Occupying a favoured corner position, the unit measures 311.29 sq ft including customer WC, and has a large terrace at the front for additional table space and seating.

Being sold with a new 125-year lease with low outgoings.

An armchair investment with attractive returns.

- IDEAL INVESTMENT OPPORTUNITY
- Commercial Shop with Large Terrace at Front
- Being Sold as a Going Concern
- Let to Successful Local Business
- Commercial Lease until May 2035
- Income of £12,000 Per Annum
- Shop Space of 311.29 sq ft
- Edge of Hanover
- Busy Thoroughfare
- Armchair Investment

