
FREEHOLD INVESTMENT FOR SALE
**A PRIME SEAFRONT BUILDING COMPRISING A
LET RESTAURANT & 5X LONG LEASEHOLD FLATS**
(PLEASE NOTE, THE FLATS ARE NOT INCLUDED IN THE SALE)



**127 KINGS ROAD, BRIGHTON
EAST SUSSEX BN1 2FA**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The property is located at the eastern end of Kings Road diametrically opposite the Brighton 360i. A Google Street View of the Kings Road can be viewed through Google Maps by typing in the property's postcode BN1 2FA

DESCRIPTION

A five-storey period building with direct sea views over Brighton seafront. The commercial aspect comprises a fitted restaurant arranged over lower ground floor, part ground and part first floors and a single garage to the rear. The floors above the commercial accommodation comprise of five self-contained flats, which have been sold off on long leasehold interests on terms between 99 to 189 years – please see the table below.

COMMERCIAL ACCOMMODATION (approximate floor areas)

Lower Ground Floor

Dining area/kitchen/stores 938 sq ft

Ground Floor

Rear garage 200 sq ft

First Floor

Rear store 150 sq ft

Total Accommodation 1,288 sq ft

RESIDENTIAL ACCOMMODATION

First Floor Flat 1

Second Floor Flat 2

Third Floor Flat 3

Fourth Floor Flat 4

Fifth Floor Flat 5

TENANCIES

Property	Tenure	Term	Expiry Date	Annual Rent / Peppercorn Rent
127a	Commercial Lease	5 years	31.07.2026	£30,000 per annum exclusive
Flat 1	Long Leasehold	189 years	07.12.2171	£50 peppercorn rent
Flat 2	Long Leasehold	99 years	12.11.2075	£50 peppercorn rent
Flat 3	Long Leasehold	125 years	28.09.2126	£100 peppercorn rent
Flat 4	Long Leasehold	99 years	20.12.2076	£50 peppercorn rent
Flat 5	Long Leasehold	99 years	06.04.2076	£1 peppercorn rent

The commercial aspect is let to The Future Is Vegan Ltd, a vegan fish and chip shop restaurant trading as No Catch www.nocatch.co

The commercial lease which expires on the 31st of July 2026 is excluded from Security of Tenure under Part II of the 1954 Landlord & Tenant Act. Copy leases can be made available by email on request.

Notes on long leasehold flats

There are approximately 52 years remaining on Flats 4 & 5, and 51 years remaining on Flat 2.

PRICE

£500,000

TENURE

Freehold interest, subject to the above tenancies.

ENERGY PERFORMANCE CERTIFICATES

EPCs certificates can be made available by email on request or downloaded online from GOV.UK

VIEWING ARRANGEMENTS

By appointment through selling agents Henry Adams Commercial.

CONTACT

Andrew Algar – Head of Commercial Property

Brighton 01273 091823 / Horsham 01403 282519

Mobile 07868 434 449

Email andrew.algar@henryadams.co.uk



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Photos of commercial accommodation



View of garage from Queensbury Mews



LOCATION MAPS - NOT TO SCALE

