

3 LEOPOLD ROAD, BRIGHTON, BN1 3RD

Unbroken Freehold Arranged As 8 Self Contained Flats
Currently producing approximately £113,280 per annum

austin gray



£1,475,000 FREEHOLD

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Description

The property comprises a substantial end of terrace double bay fronted building, originally being a house and now providing 8 self-contained flats over lower ground, ground, first, second and third floors. The property is fully let and retained as a residential investment. It was originally constructed in circa 1870.

Situation

The property is located on the north side of Leopold Road, close to its western junction with Dyke Road. Situated in a popular western area of central Brighton, the property is within short walking distance of Brighton mainline railway station and city centre.

Tenure

Freehold

Total GIA

See table for breakdown

EPC

See table for breakdown

Council Tax

See table for breakdown

Legal Fees

Each party will be responsible for their own costs incurred in relation to the transaction.

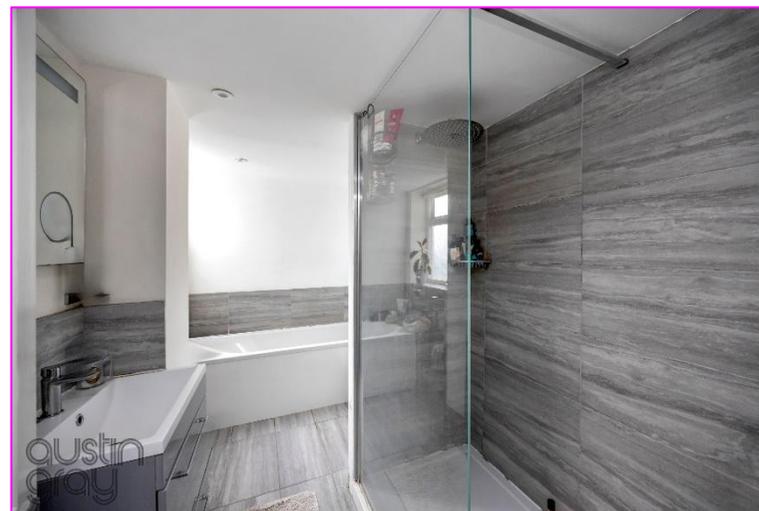


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Flat	Floor Level	Size (sq.m.)	Size (sq.ft)	Bedrooms	Current Rent (pcm)	Current Rent (pa)	Council Tax	EPC
Basement	Basement	91	979	3 beds	£2,000 pcm	£24,000 pa	B	D
Flat 1	Mid Floor	33	355	Studio	£900 pcm	£10,800 pa	A	D
Flat 2	Mid Floor	41	441	1 bed	£1,195 pcm	£14,340 pa	A	C
Flat 3	Mid Floor	31	334	Studio	£1,090pcm (effective from March)	£13,080 pa	A	D
Flat 4	Mid Floor	36	387	1 bed	£1,195 pcm	£14,340 pa	A	D
Flat 5	Mid Floor	41	441	1 bed	£1,150 pcm	£13,800 pa	A	D
Flat 6	Mid Floor	33	355	1 bed	£1,125 pcm	£13,500 pa	A	D
Flat 7	Top Floor	28	301	Studio	£785 pcm	£9,420 pa	B	E
Totals:		334	3593		£9,440	£113,280 pa		



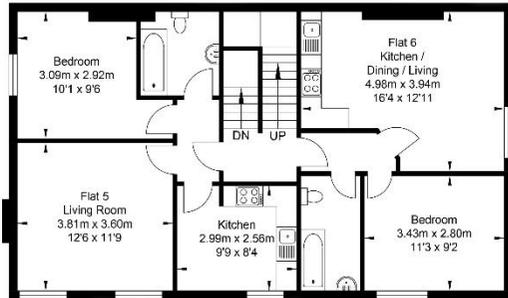
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.



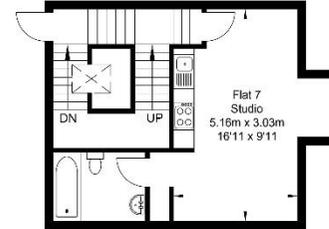
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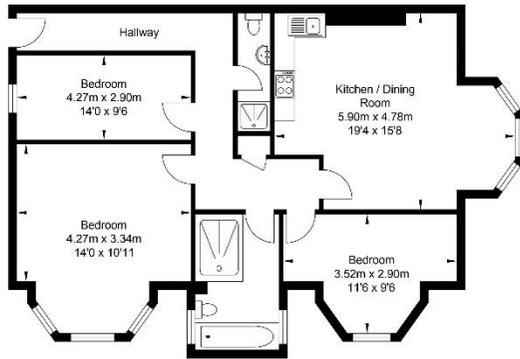
Leopold Road



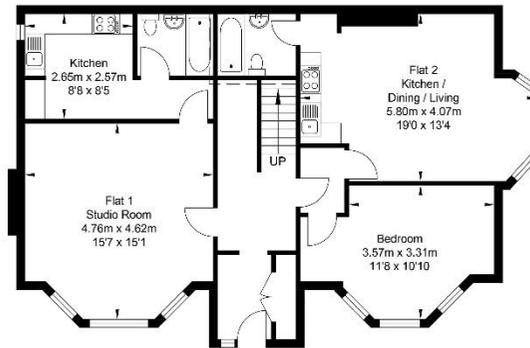
Second Floor
Approximate Floor Area
871.87 sq ft
(81.0 sq m)



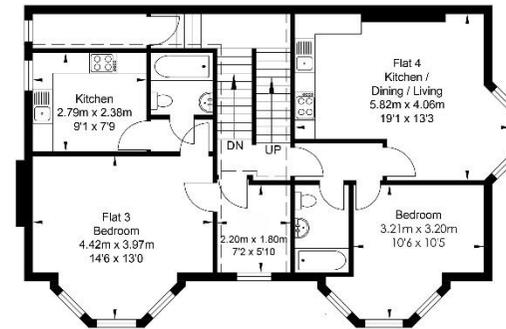
Third Floor
Approximate Floor Area
347.35 sq ft
(32.27 sq m)



Lower Ground Floor
Approximate Floor Area
887.69 sq ft
(82.47 sq m)



Ground Floor
Approximate Floor Area
904.70 sq ft
(84.05 sq m)

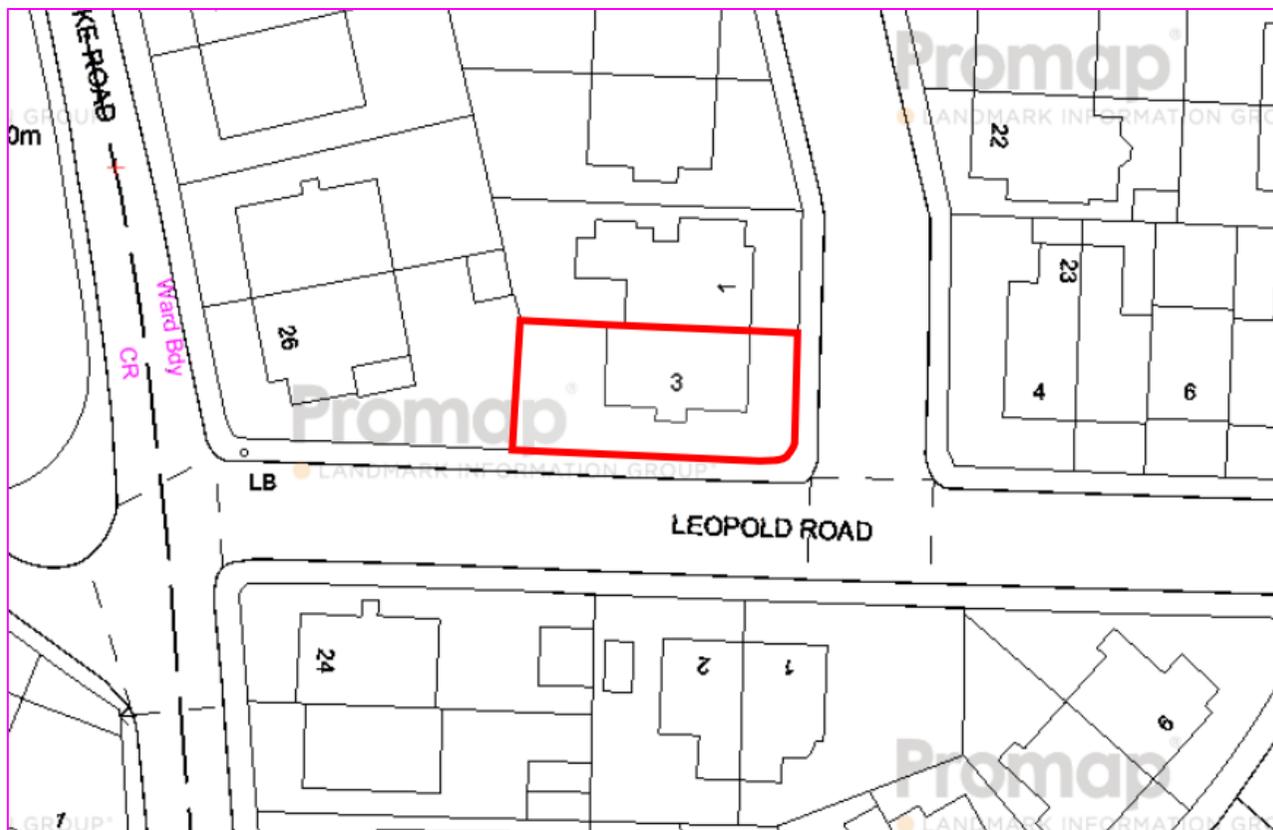


First Floor
Approximate Floor Area
815.25 sq ft
(75.74 sq m)



Approximate Gross Internal Area = 355.53 sq m / 3826.89.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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