



FREEHOLD INVESTMENT FOR SALE

126-127 Queens Road

Brighton, BN1 3WB

RETAIL & GROUND RENT INVESTMENT FOR SALE

8,731 sq ft

(811.14 sq m)

- FREEHOLD £1,200,000
- LOCATED IN BRIGHTON CITY CENTRE
- LET TO MOUNTAIN WAREHOUSE LIMITED
- INCOME £86,800 PA
- NET YEILD OF 6.83%

126-127 Queens Road, Brighton, BN1 3WB

Summary

Available Size	8,731 sq ft
Price	£1,200,000
Rates Payable	£42,240 per annum Based on 2023 Valuation
Rateable Value	£82,500
VAT	Applicable. It's proposed the sale would be by way of a TOGC on the commercial element.
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

Description

Developed in approximately 2015 the building comprises a retail unit arranged over ground floor, 1st floor & basement let to Mountain Warehouse Limited. The upper floors comprise 9 residential apartments that are sold off by way 125 year leases from 2006 paying ground rents of £200 per annum which double every 25 years of the term. There is also a further building located at 10 Windsor Street which has been sold off by way of a 999 year lease at a peppercorn ground rent. In the year ending February 2022 Mountain Warehouse Limited had a Turnover of £302,564,000 & had an EBITDA of £10,918,000, whilst showing Net Assets of £122,298,000.

Location

The property occupies a prime position on Queens Road close to the junction of North Street and South of Brighton's main line station. Nearby occupiers include Boots, Run Company, Yi Fang Bubble Tea, Evans Cycles, ITSU and Trespass. Churchill Square is approximately 100 metres to the south with Brighton Seafront a little further beyond that and Brighton's Lanes a short walk to the east.

Accommodation

The commercial accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales	3,563	331.01
1st - Sales	1,919	178.28
Basement - Storage	3,249	301.84
Total	8,731	811.13

Terms

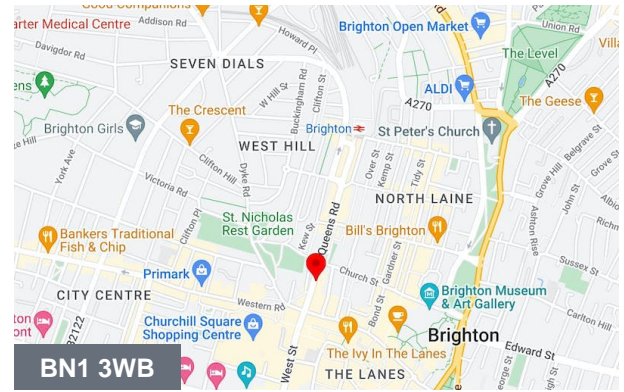
Based on a purchase price of £1,200,000 a purchase at this level would show a blended net yield of 6.83% after allowance of purchasers costs at 5.92%

Income & Tenancies

Retail 126-127 Queens Road £85,000 PA - Let to Mountain Warehouse Limited on an EFRI lease for a term of 5 years from December 2022.

Residential ground rents £200 x 9 = £1,800 PA - 9 x residential flats sold off on 125 year leases from 2006.

Total Income £86,800 PA



Viewing & Further Information



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Energy performance certificate (EPC)

126-127 Queens Road
BRIGHTON
BN1 3WB

Energy rating

C

Valid until

16 January 2030

Certificate number

0525-9397-1830-7600-1003

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

837 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

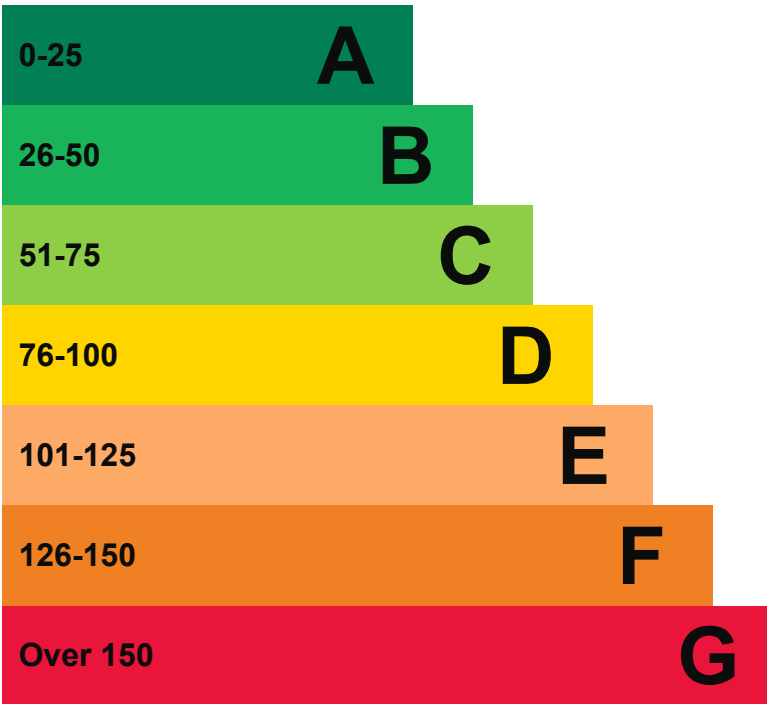
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.

Under 0 **A+**

Net zero CO2



59 | c

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 | B

If typical of the existing stock

88 | D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

57.39

Primary energy use (kWh/m² per year)

340

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0990-1265-0410-7780-3054\)](/energy-certificate/0990-1265-0410-7780-3054).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

David Ridley

Telephone

07775529548

Email

dave.r@easyepc.org

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/023737

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Employer**

EASY EPC

Employer address

12 Albion Street Brighton BN2 9NE

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

13 January 2020

Date of certificate

17 January 2020

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[0175-3081-0611-0300-0591 \(/energy-certificate/0175-3081-0611-0300-0591\)](/energy-certificate/0175-3081-0611-0300-0591)

Expired on

10 September 2019

Mountain Warehouse, 126-127 Queens Road, Brighton, BN1

