

**Compton Court, Brighton, BN1 3PT – For Sale**

Freehold Block of 13 Flats
5 Flats LET & 8 Sold Off
Excellent Seven Dials Location
Producing approx. £45,000 pa
Potential development or break up

Offers in the region of**£1,250,000****Freehold**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management



the mark of
property
professionalism
worldwide

Location:

The seven dials area is exceptionally popular with buyers wanting to live in a busy and vibrant area. There are numerous bars and restaurants catering for all tastes and expectations, all of which are within close proximity. Brighton mainline railway station is conveniently located for this location with frequent fast train to London Euston. Brighton Seafront and promenade are also within walking distance.

Description:

Situated in the popular Seven dials area of Brighton and in a period residential block. The building is arranged over basement and 4 uppers floors. The AST flats are self-contained and in reasonable decorative order, whilst having been let for many years. The flats provide an opportunity for upgrading and possible redevelopment which would enhance the income being generated and also the sale price.

User:

We believe the premises fall under Class C3 Residential use of the Town & Country Planning (Use Class) (Amendment) Order 2005

Accommodation:

The property offers the following:

Flat	Floor	Lease Expiry	Years Remaining	Ground Rent	Rising
F1	LGF	2 bed flat-AST expiring 04/04/2016 at £11,100 pa. 63 SQ M/ 678 SQ FT			
F2A	LGF	Studio flat – AST expiring 20/03/2016 at £6,240 pa. 24 SQ M / 258 SQ FT			
F2B	LGF	Studio flat– AST expiring 13/07/2016 at £7,500 pa. 30 SQ M / 323 SQ FT			
F3	LGF	1 Bed flat – AST expiring 28/05/2016 at £7,800 pa. 33 SQ M / 355 SQ FT			
F7		24/03/2084	68	£50	Yes
F8		25/03/2111	95	£100	Doubling 25 years
F9		22/02/2109	93	£100	Doubling 25 years
F10		24/03/2089	73	£75	£25 every 25 years
F11		24/03/2110	94	£100	Doubling 25 years
F12		24/03/2112	96	£100	Doubling 25 years
F14		24/03/2089	73	£150	£25 every 25 years
F15	SF	2 bed flat – AST holding over at £11,700 pa. 65 SQ M / 700 SQ FT			
F16		24/03/2174	158	Peppercorn	
			Total GR income £ 675 pa		

Total income £45,015.00 per annum

Price

Offers sought in the region of £1,250,000 for the Freehold interest.

Section 5 Notices

Buyers are made aware that section 5 notice shall be served once a transaction is agreed and therefore exchange of contracts shall only occur on expiry of the said notice.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor. 2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

Tenure:

Freehold, subject to existing leases and tenancy agreements.

EPC:

Energy performance certificate are prepared for the premises and it offer the following:

Flat 1 - C (70 - 59) rating. Flat 2a - E (49 - 37) rating. Flat 2b- E (54 - 43) rating.

Flat 3 - D (66 - 67) rating. Flat 15 - C (78 - 70) rating. A copy of the EPC is available upon request.

Legal Fees:

Each party to bear own legal costs.

Contact:

Shahid Sadiq: D: 020 8222 9945, M: 07961 410 931, E: s.sadiq@willmotts.com

Varol Zafer: D: 020 8222 9946, M: 07900 224 967, E: v.zafer@willmotts.com

