NO VAT

INVESTMENT / DEVELOPMENT
FREEHOLD FOR SALE

7 Bond Street & 1-3 Bond Street Row, Brighton, BN1 1RD

RETAIL INVESTMENT / DEVELOPMENT OPPORTUNITY
Producing a highly reversionary income of £35,000 pax
Asset Management opportunities including future potential for a variety of uses including residential
Offers invited in excess of £550,000

INVESTMENT SUMMARY

- Brighton is one of the UK's most established retailing destinations, renowned for its diverse culture, tourism and lifestyle appeal
- Bond Street is regarded as one of the best North Laine locations
- Located directly to the east of the Church Street NCP car park (587 spaces)
- Future development / conversion potential in the upper parts of 7 Bond Street and 1-3 Bond Street Row.
- Total income currently £35,000 per annum.
- **Potential to increase rental income, next rent review 2027.**
- Offers are invited *in excess of* £550,000 for the property.
- A purchase at this level, after normal purchaser's costs, would show a net yield of 6.07%.

LOCATION

Brighton is one of the south east's most vibrant and attractive coastal cities, benefiting from strong connectivity to London, Gatwick and the wider region. The city is renowned for its diverse retail offer, drawing from a wide catchment including a large and affluent resident population, significant student presence, and consistently strong tourist footfall. Brighton continues to benefit from ongoing investment across the city centre, alongside a strong pipeline of residential and mixed-use development, further enhancing its appeal as a key retail and leisure destination in the South East.

SITUATION

Bond Street is located in the heart of Brighton's prime retail core and the principal entrance from North Street into the North Laine. The area is known for its boutique environment, attracting a strong mix of independent operators, niche retailers and high-quality national brands. Nearby occupiers include a variety of established retailers, cafés and restaurants including Ace & Tate, Gresham Blake, Badger and Flint Owl Bakery.

DESCRIPTION

7 Bond Street and 1-3 Bond Street Row is a four-storey end-of-terrace Grade II listed building arranged over basement, ground, first and second floors. The commercial accommodation is arranged over basement, ground and first floors. There is a 1 bedroom flat on the second floor of 1-3 Bond Street Row, which is not self-contained and a two bedroom maisonette with self-contained access from Bond Street.

TENANCIES

7 Bond Street and 1-3 Bond Street Row are both let on separate FRI leases, which are coterminous, to Hillingdon Retail Limited (13400266) for a term of 10 years commencing 25/12/2022. Both leases are inside the Landlord & Tenant Act 1954.

The passing rent for 7 Bond Street is £25,500 pax. The passing rent for 1-3 Bond Street Row is £9,500 pax. The total rent payable is therefore **£35,000 pax.** The leases are contracted inside the Landlord and Tenant Act 1954 and contain upwards only open market rent reviews operable **25/12/2027.**

Hillingdon Retail Limited trade as Begelman, who are a renowned local independent bakery that started trading from 7 Bond Street in 1999 and now operate from 3 locations across Brighton and Hove.

RETAIL TRANSACTIONS

National retailers have recently chosen to locate in Bond Street including **Animal Clothing, Jimmy Fairly** and **Finisterre**. These transactions demonstrate recently achieved rental values of between £95 and £130 ZA.

	SQ.M	SQ.FT
7 Bond Street		
Retail Element (NIA)		
Ground Floor Sales (ITZA 233 sq.ft)	23.53	253
Ground Floor Ancillary	1.54	17
Basement	20.39	219
Subtotal of retail element (NIA)	**45.46**	**489**
Residential Element (GIA)	94.11	1,013
Subtotal of residential element (GIA)	**94.11**	**1,013**
7 Bond Street Total	**139.57**	**1,502**
1-3 Bond Street Row		
Retail Element (NIA)		
Ground Floor	65.05	701
First Floor	37.65	405
Second Floor	48.24	519
1-3 Bond Street Row Total (NIA)	**150.94**	**1,625**
Grand Total	**290.51**	**3,127**

OPPORTUNITY

We consider the commercial rents to be reversionary, and in addition to this, further rents could be collected from new residential accommodation which could be separately let in the upper parts and / or at 1-3 Bond Street Row.

DATA ROOM

To view the data room: Click here.

VAT

The property is not elected for VAT and VAT will not be chargeable on the terms quoted.

EPC

The EPC certificates are available in the data room.

PROPOSAL

Offers are invited *in excess of* £550,000 for the property. A purchase at this level, after normal purchaser's costs, would show a net yield of 6.07%.

VIEWINGS – 01273 876200

Alexander Denning **t:** 01273 876 218 **e:** adenning@shw.co.uk

Martin Clark **t:** 01273 876 216 **e:** mclark@shw.co.uk

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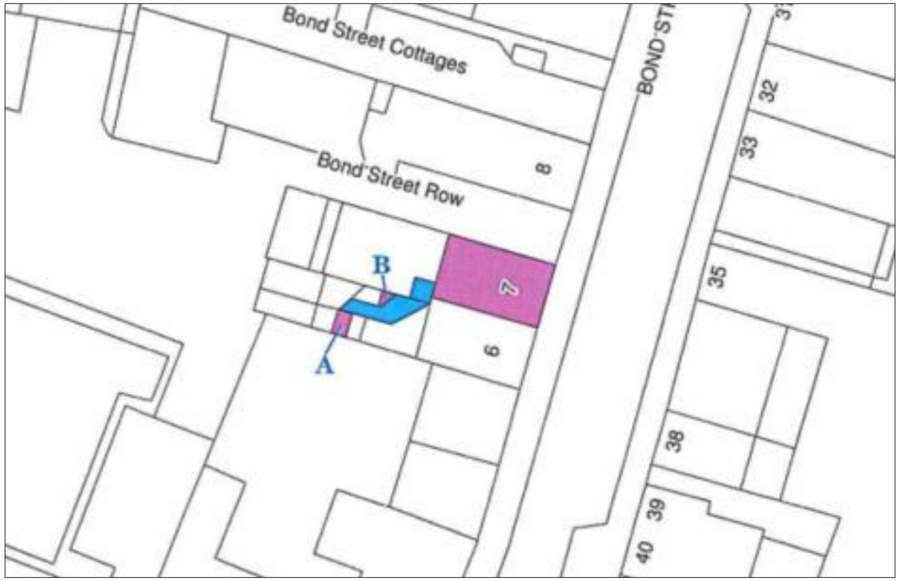

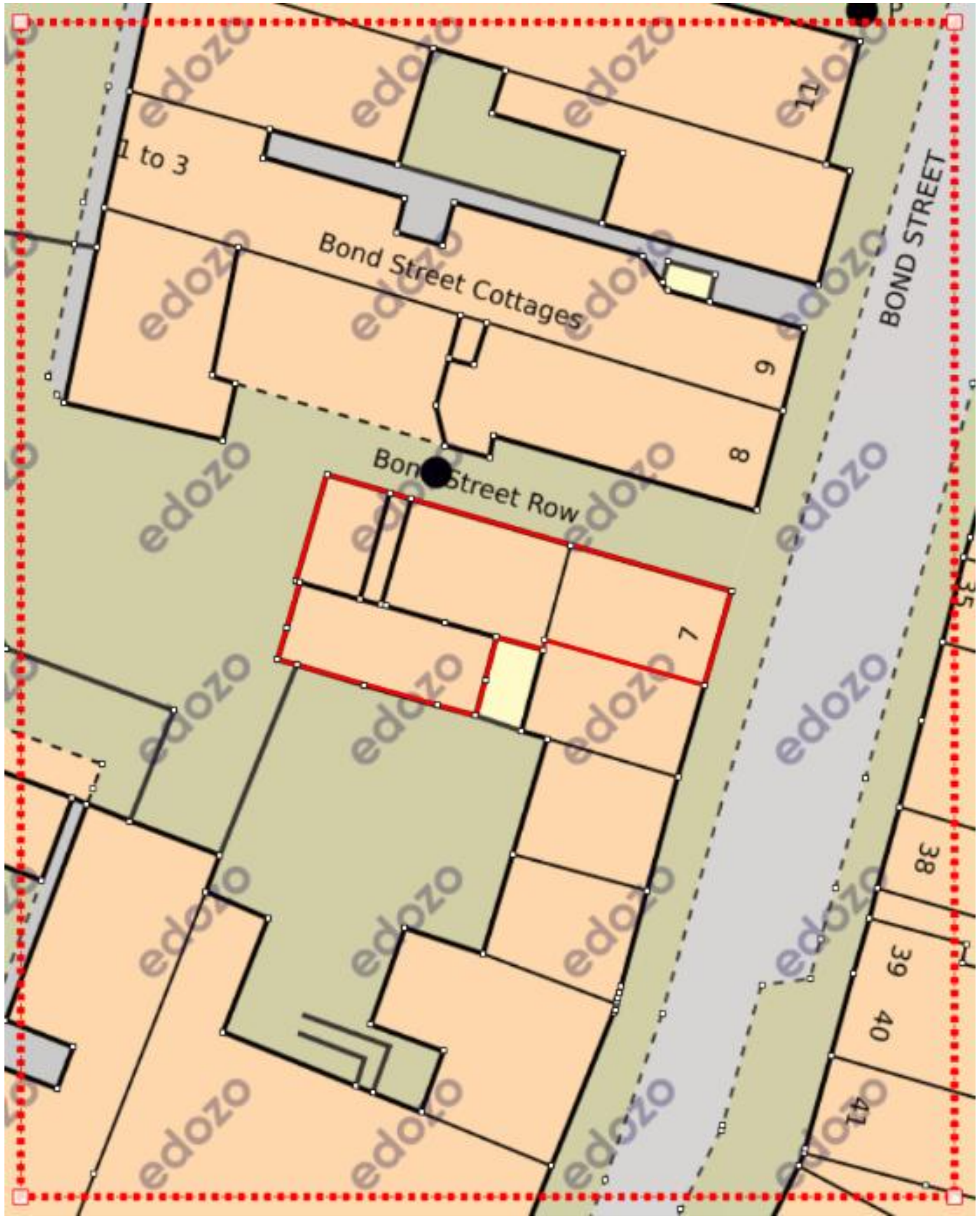

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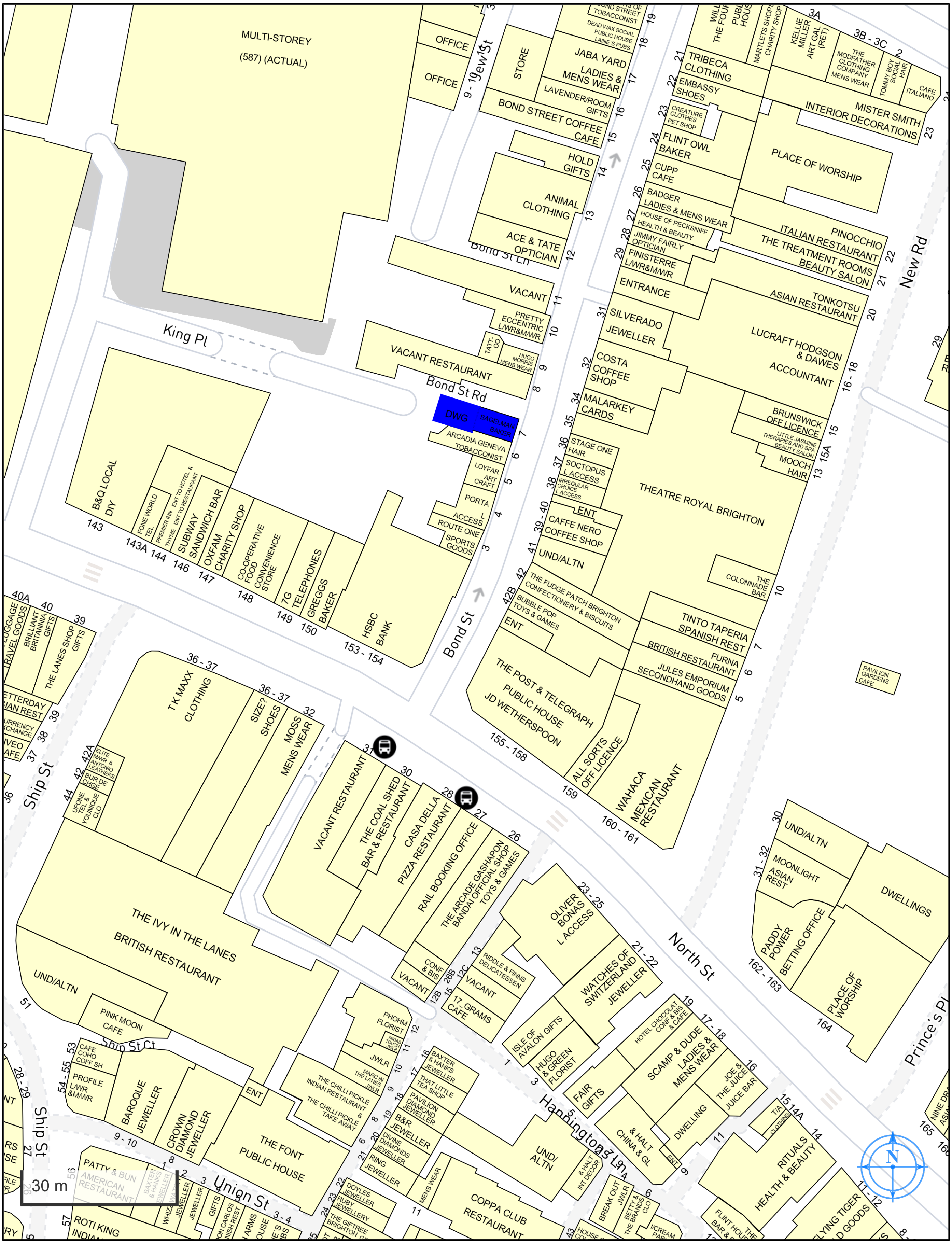
MULTI-STOREY
(587) (ACTUAL)
OFFICE
OFFICE
STORE
JABA YARD LADIES & MENS WEAR
LAVENDER/ROOM GIFTS
BOND STREET COFFEE CAFE
HOLD GIFTS
ANIMAL CLOTHING
ACE & TATE OPTICIAN
VACANT
PRETTY ECCENTRIC L/WR&M/WR
VACANT RESTAURANT
Bond St Rd
DWG
ARCADIA GENEVA TOBACCONIST
LOYFAR ART CRAFT
PORTA
ACCESS
ROUTE ONE SPORTS GOODS
King Pl
B&Q LOCAL DIY
SUBWAY SANDWICH BAR
OXFAM CHARITY SHOP
CO-OPERATIVE FOOD CONVENIENCE STORE
7G TELEPHONES
GREGGS BAKER
HSBC BANK
Bond St
TRIBECA CLOTHING
EMBASSY SHOES
FLINT OWL BAKER
CUPP CAFE
BADGER LADIES & MENS WEAR
HOUSE OF PECKSNIFF HEALTH & BEAUTY
JIMMY FAIRLY OPTICIAN
FINISTERRE L/WR&M/WR
ENTRANCE
SILVERADO JEWELLER
COSTA COFFEE SHOP
MALARKEY CARDS
STAGE ONE HAIR
SOCTOPUS L ACCESS
CAFFE NERO COFFEE SHOP
UND/ALTN
THE FUDGE PATCH BRIGHTON CONFECTIONERY & BISCUITS
BUBBLE POP TOYS & GAMES
THE POST & TELEGRAPH PUBLIC HOUSE JD WETHERSPOON
ALL SORTS OFF LICENCE
WAHACA MEXICAN RESTAURANT
MISTER SMITH INTERIOR DECORATIONS
PLACE OF WORSHIP
PINOCCHIO ITALIAN RESTAURANT
THE TREATMENT ROOMS BEAUTY SALON
TONKOTSU ASIAN RESTAURANT
LUCRAFT HODGSON & DAWES ACCOUNTANT
BRUNSWICK OFF LICENCE
MOOCH HAIR
THEATRE ROYAL BRIGHTON
THE COLONNADE BAR
TINTO TAPERIA SPANISH REST
FURNA BRITISH RESTAURANT
JULES EMPORIUM SECONDHAND GOODS
New Rd
T K MAXX CLOTHING
SIZE? SHOES
MOSS MENS WEAR
VACANT RESTAURANT
THE COAL SHED BAR & RESTAURANT
CASA DELLA PIZZA RESTAURANT
RAIL BOOKING OFFICE
THE ARCADE GASHAPON BANDAI OFFICIAL SHOP TOYS & GAMES
OLIVER BONAS L ACCESS
WATCHES OF SWITZERLAND JEWELLER
North St
THE IVY IN THE LANES BRITISH RESTAURANT
UND/ALTN
PINK MOON CAFE
Ship St Ct
Ship St
BAROQUE JEWELLER
CROWN DIAMOND JEWELLER
THE FONT PUBLIC HOUSE
Union St
ROTI KING
COPPA CLUB RESTAURANT
Hannington's Ln
SCAMP & DUDE LADIES & MENS WEAR
UND/ALTN
MOONLIGHT ASIAN REST
PADDY POWER BETTING OFFICE
PLACE OF WORSHIP
DWELLINGS
RITUALS HEALTH & BEAUTY
Prince's Pl
PAVILION GARDENS CAFE
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