

Portland Road, Hove, BN3 5SJ

Approximate Gross Internal Area = 165.7 sq m / 1783 sq ft

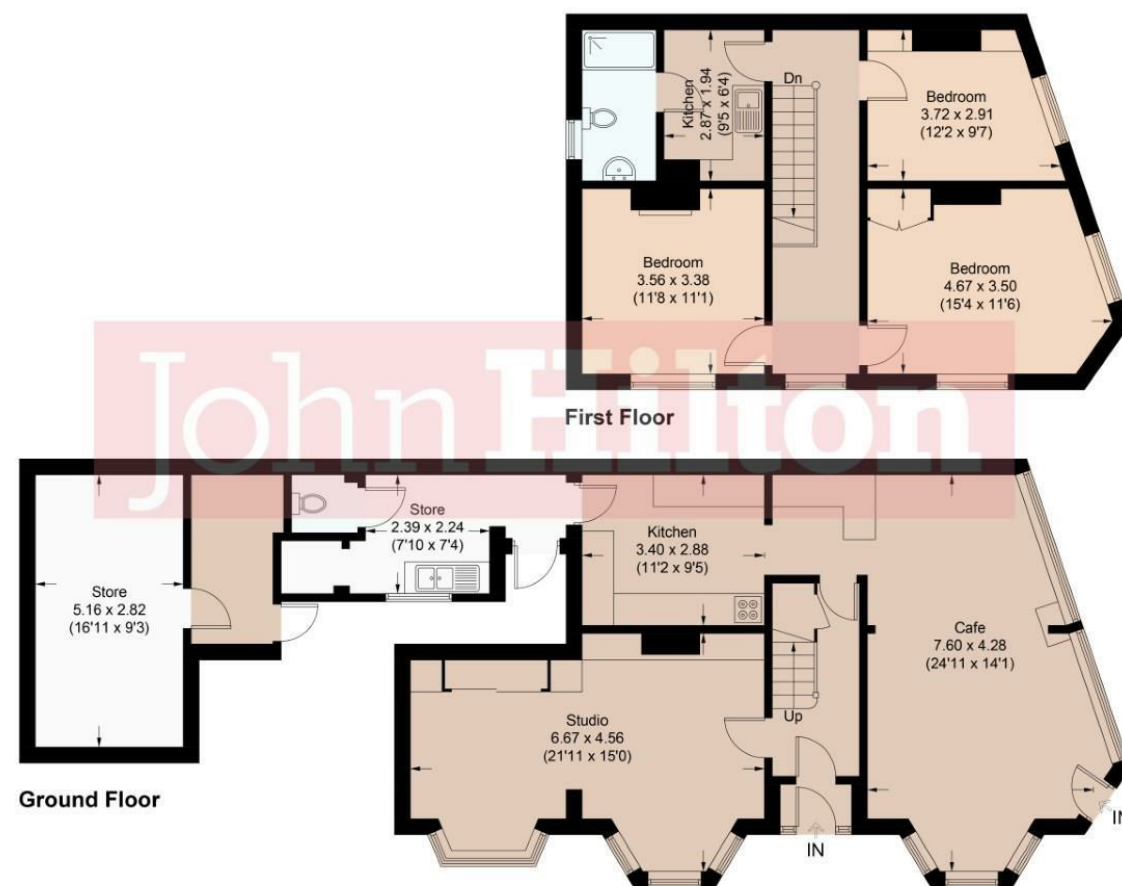


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1783.00 sq ft

430 Portland Road, Hove, BN3 5SJ

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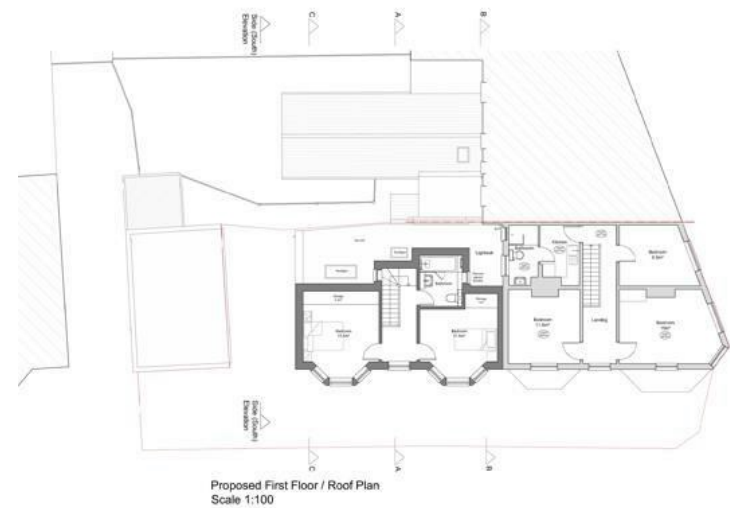
Guide Price £650,000 Freehold



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*** GUIDE PRICE £650,000-£700,000 ***

GREAT INVESTMENT OPPORTUNITY! A mixed commercial/residential **FREEHOLD** investment with planning permission for a three bedroom house on the adjacent land on Worcester Villas. The commercial unit is currently run as a café by the current owners and could be sold as a going concern or with vacant possession. A well-established and successful business in a prime location directly opposite Portslade Station, the premises would also lend themselves to being a sandwich bar or coffee shop. The residential unit has an HMO licence and is currently rented to four sharers producing £25,000 per annum, including bills (excluding electric). Planning permission has been granted under application number BH2023/03157 for the erection of a three bedroom house with two bathrooms and off-road parking set back from the road.



Approach

Wall-enclosed courtyard offering customer seating area.

COMMERCIAL PREMISES:

7.60m x 4.28m (24'11" x 14'0")
Arranged as a cafe with dual aspect, accessed from Portland Road, with fully-equipped catering kitchen (3.40m x 2.88m), store room (2.39m x 2.24) and WC. Access to rear outside space leads to further storage area (5.16m x 2.82m) and side access.

MAISONETTE:

Separate street entrance, accessed via Worcester Villas.

Entrance Hall

Vestibule leads to entrance hall with stairs ascending to first floor with storage cupboard under. Lockable door to commercial premises.

Studio Room

6.67m x 4.56m (21'10" x 14'11")
Two bay windows facing Worcester Villas.

First Floor Landing

Window facing Worcester Villas.

Kitchen

2.87m x 1.94m (9'4" x 6'4")
Fitted units, stainless steel sink with mixer tap and drainer.

Shower Room

Shower enclosure with tiled surround and raised shower head, low-level WC, wash basin.

Bedroom

3.72m x 2.91m (12'2" x 9'6")
Window facing Portland Road, feature fireplace.

Bedroom

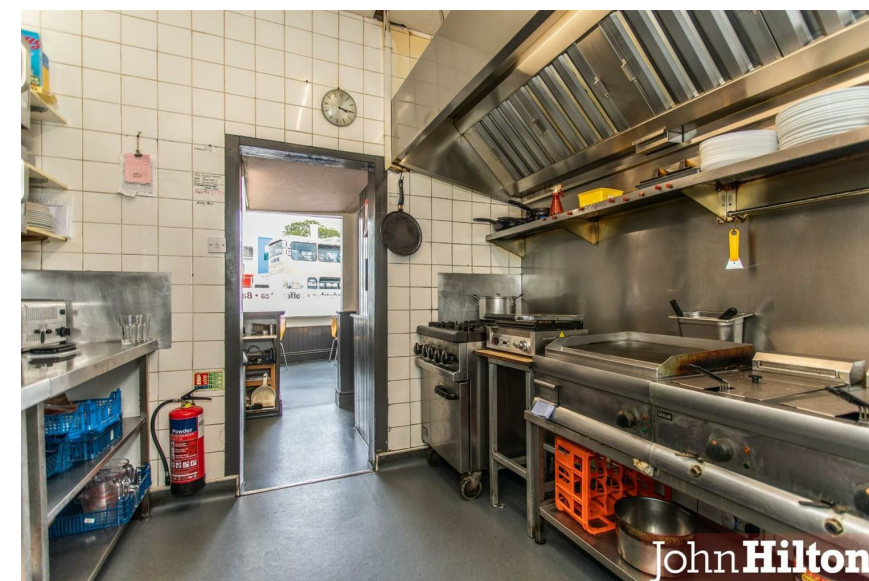
4.67m x 3.50m (15'3" x 11'5")
Dual aspect, built-in storage.

Bedroom

3.56m x 3.38m (11'8" x 11'1")
Window facing Worcester Villas.

ADJACENT LAND:

Accessed via Worcester Villas. Currently off-road parking for multiple vehicles. Planning permission granted for a three bedroom house (Application Ref: BH2023/03157).



Commercial EPC: 49 (B)

Residential EPC:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	70
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: A

- GREAT INVESTMENT OPPORTUNITY
- Rarely Available
- Mixed Commercial/Residential FREEHOLD
- Planning Permission for 3-Bed House with Off-Road Parking
- Planning Application No. BH2023/03157
- Commercial can be Sold with Vacant Possession or as a Going Concern
- Potential for Sandwich Bar or Coffee Shop
- Prime Location Opposite Portslade Station
- 4-Bed HMO Above is Let at £25,000 pa
- Off-Road Parking