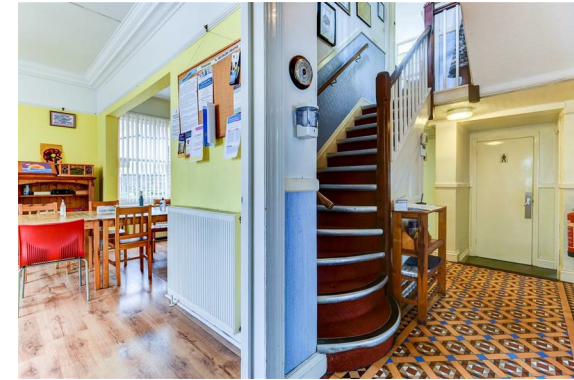
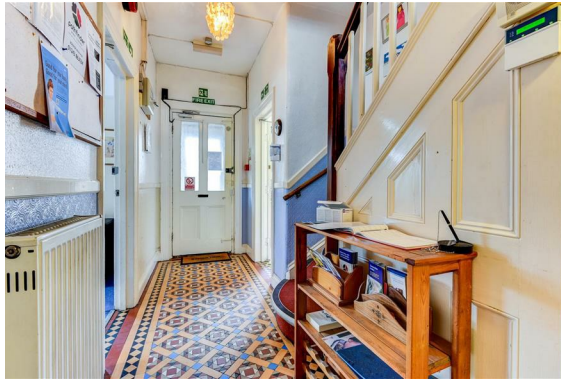


Sudley Road

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SOLD BY LEXTONS AUCTIONS

Auction Guide £275,000+

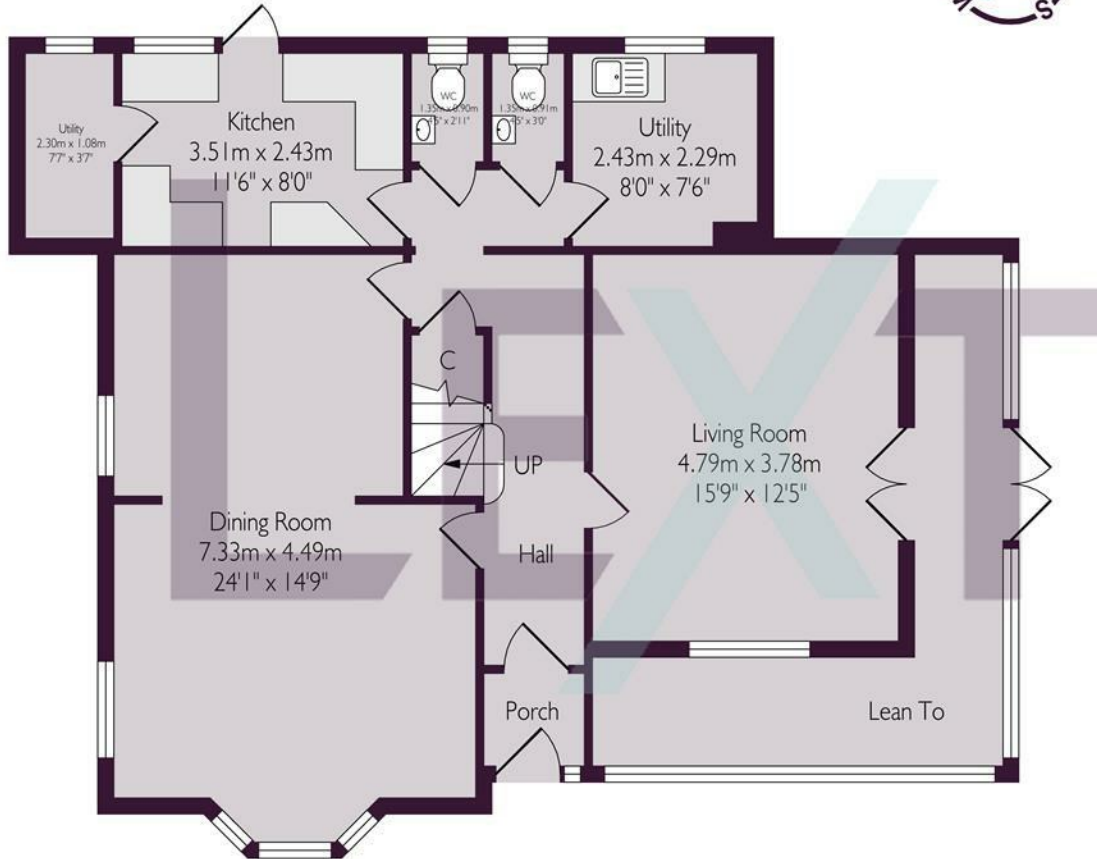
THIS PROPERTY HAS NOW BEEN SOLD PRIOR TO AUCTION

Superior corner property with a very large car park offering significant development potential to extend the existing building across the car park, convert into flats, demolish and build a purpose built block of flats or use as a large family home (SPP).

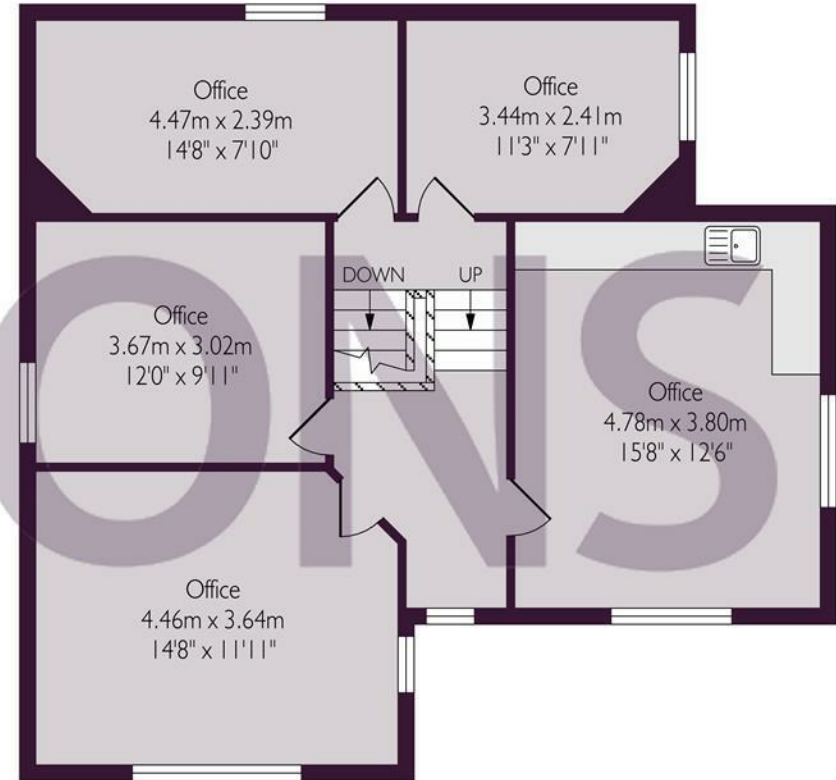
The building is currently rented out under the terms of an IRI lease at a passing rent of £20,000 per annum from 24 March 2022 for a period of 2 years expiring on 24 March 2024. Importantly, the lease has been excluded from The 1954 Landlord & Tenant Act therefore the current tenants do not have any automatic rights of renewal when the lease expires.



Ground Floor



First Floor



Approximate gross internal floor area 170.9 sq m/ 1839.6 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.

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174 Church Road
Hove
BN3 2DJ

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