



**33-33a Montefiore Road**

Hove, BN3 1RD

**FOR SALE - Mixed Use  
Investment Building  
OIRO £750,000 FH**

**1,988 sq ft**  
(184.69 sq m)

- Investment Property
- Fully Let
- Commercial & Residential Investment

# 33-33a Montefiore Road, Hove, BN3 1RD

## Summary

<b>Available Size</b>	1,988 sq ft
<b>Price</b>	Offers in the region of £750,000.00
<b>Rates Payable</b>	£3,642.70 per annum
<b>Rateable Value</b>	£7,300
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises of a ground floor commercial unit currently let for £7,000pa with rent review due in July 2025. The tenant has been in occupation since 8th July 2010 with the lease renewed in July 2020.

To the ground floor rear is a self-contained 1x bedroom flat let for £1,050pcm, the uppers parts are arranged as a 4x Bedroom HMO producing rents of R1 £725pcm, R2 £625pcm, R3 £625pcm, R4 £700pcm.

The collective income for the building is £51,700 per annum

## Location

The property is located on the corner of Montefiore Road and Addison Road, Hove just across from the Montefiore Hospital with street car parking outside the building.

## Accommodation

The accommodation comprises the following areas:

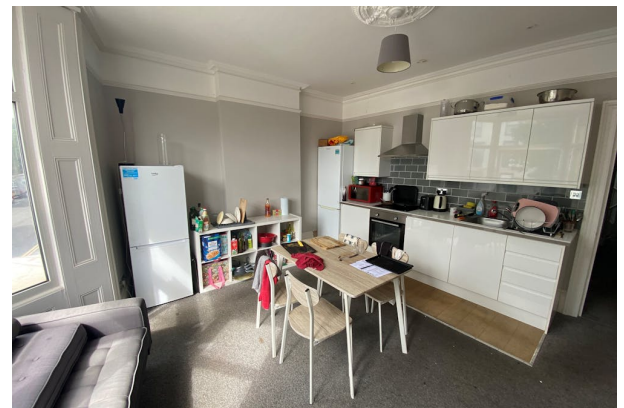
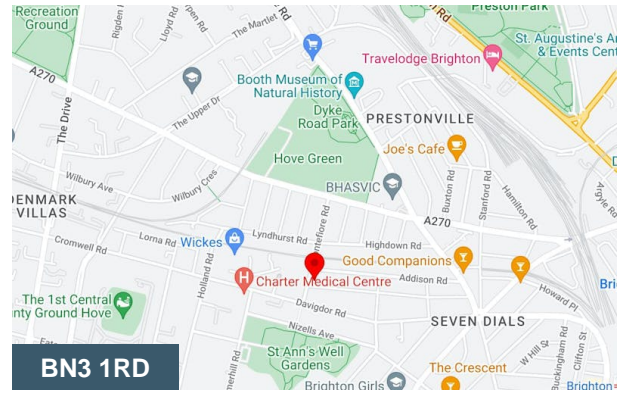
Name	sq ft	sq m
Ground - Retail	427	39.67
Ground - GF Flat	441	40.97
1st - FF/ SF Maisonette	1,120	104.05
<b>Total</b>	<b>1,988</b>	<b>184.69</b>

## Viewings

Viewings can be arranged via the vendors Sole Agents - Newlands Property

## Terms

Offers are invited in the region of £750,000 for the freehold interest, subject to the existing tenancies in place. A purchase at this level would reflect a net initial yield of 6.54%



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com