



**80 Church Road**

Hove, BN3 2EB

**FOR SALE - Mixed Use  
Investment  
OIRO £950,000 FH**

**2,818 sq ft**  
(261.80 sq m)

- GF/ LGF Commercial Unit
- 4x Flats (1x Sold Off)
- Car parking to rear

# 80 Church Road, Hove, BN3 2EB

## Summary

<b>Available Size</b>	2,818 sq ft
<b>Price</b>	Offers in the region of £950,000
<b>Rates Payable</b>	£11,875.50 per annum
<b>Rateable Value</b>	£21,750
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	463	43.01
Ground	946	87.89
1st	398	36.98
2nd	355	32.98
3rd	656	60.94
<b>Total</b>	<b>2,818</b>	<b>261.80</b>

## Description

The property comprises of a ground floor / lower ground floor commercial unit with parking to the rear for 4x vehicles. There is in addition a basement flat, the first floor flat is sold off on a long lease, a further 2nd floor flat and 3rd-4th floor maisonette.

The property is currently producing the following income, there is certainly scope to increase the residential rents, with renovation works to the units carried out.

1. Shop £24,000pa
2. Flat 1 - (Sold Off on long lease)
3. LGF Flat - £875pcm
4. Flat 2 - £900pcm
5. Flat 3 - £1,100pcm

Total income = £58,500pa

## Location

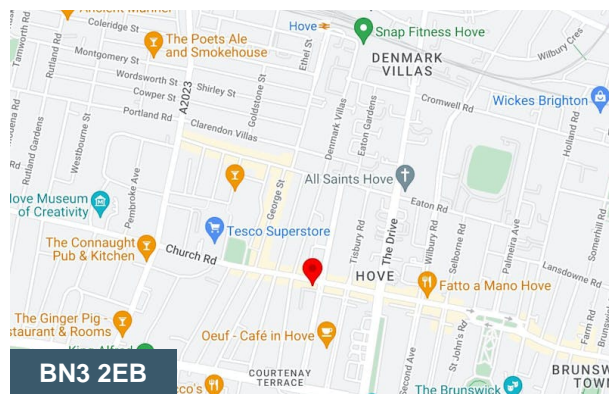
The property is located on the South side of Church Road, Hove with Lloyds bank next door to the building. The area has a high level of footfall and passing trade, with car parking directly outside the commercial unit and also included with the property at the rear. Hove railway station is a short distance from the property with Brighton city centre to the east.

## Terms

Offers are invited in the region of £950,000 for the freehold interest subject to the existing leases/ agreements in place.

## Viewings

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



## Viewing & Further Information



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