

## 83A MONTGOMERY STREET

HOVE, BN3 5BD

£375,000  
FREEHOLD

**\*\*For Sale by Auction 31st July\*\*** A rare opportunity to acquire a freehold two storey office building in the popular Poets Corner area of Hove. The property is currently let on licences producing £25,704pa with two units vacant. The ERV when the building is fully let is £40,104pa. The property presents an opportunity for an owner occupier to eventually occupy the building for their own use at the end of the existing tenancies, an interesting income producing investment or redevelopment, subject to the necessary planning consents. Buyers are advised to review the legal pack and make their own planning enquiries prior to bidding.


**Nicholas  
James**

SALES LETTINGS AUCTIONS







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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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